



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 71 of the Private Housing
(Tenancies) (Scotland) Act 2016 (“the 2016 Act”)**

Chamber Ref: FTS/HPC/CV/26/0279

Re: Property at Flat 3/2, 19 Hawick Court, Glasgow, G13 4DW (“the Property”)

Parties:

**Sanctuary Homes (Scotland) Ltd, Sanctuary House, 7 Freeland Drive, Priesthill,
Glasgow, G53 6PG (“the Applicant”)**

**Ms Annemarie Blakely, Flat 3/2, 19 Hawick Court, Glasgow, G13 4DW (“the
Respondent”)**

Tribunal Members:

Craig Chisholm (Legal Member) and Elaine Munroe (Ordinary Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order should be granted for payment in the sum
of Nine Thousand Four Hundred and Two Pounds and Twenty-Two Pence
(£9,402.22) sterling with interest thereon at the rate of 3.75 per cent per annum
running from the date of the decision of the First-tier Tribunal to grant this order,
being 21 August 2026 until payment.**

Background

1. By application dated 20 January 2026, the Applicant sought an order in terms of rule 111 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Procedure Rules”).
2. On 9 March 2026 the application was accepted by the Tribunal and referred for determination by the Tribunal.

3. A Case Management Discussion (CMD) was set to take place on 21 August 2026, and appropriate intimation of that hearing was given to all parties.

The Case Management Discussion

4. The CMD took place on 21 August 2026 *via* telephone conference call. Ms Emily Tarbet of Messrs Brodies LLP appeared on behalf of the Applicant. The Respondent was not personally present or represented at the CMD.
5. The Tribunal explained the purpose of the CMD and the powers available to the Tribunal to determine matters.
6. The Tribunal asked various questions of the Applicant's representative regarding the application.
7. The Applicant's representative confirmed the Applicant wished for the order for payment to be made.

Findings in Fact

8. The Applicant is not the registered owner of the Property. The owner of the Property is Sanctuary Scotland Housing Association Ltd. Sanctuary Scotland Housing Association Ltd is a social landlord and proprietor of various homes. Both the Applicant and Sanctuary Scotland Housing Association Ltd form part of the same group of companies.
9. The Applicant and the Respondent are respectively the landlord and tenant under a Private Residential Tenancy Agreement in terms of the 2016 Act for the Property, commencing on 27 October 2023.
10. The initial agreed monthly rental was £628.30 per month. Rent was increased on 1 August 2024 to £669.74 per month and on 1 August 2025 to £702.20 per month.
11. Arrears have accrued since around April 2024 and at the date of the lodging of the application arrears amounted to £9,402.22.
12. The amount of arrears at the date of the CMD was £15,060.55.
13. Appropriate accounting had been provided in respect of the outstanding rent as at the date of the application to the Tribunal.

Reason for Decision

14. The Tribunal accepted the unchallenged evidence of the Applicant regarding the sums outstanding.
15. The Tribunal exercised the power within rule 17 of the Procedure Rules and determined that a final order should be made at the CMD.

Decision

16. The order for payment of the sum of £9,402.22 is granted together with interest at the rate of 3.75% in exercise of the Tribunal's power within rule 41A of the Procedure Rules. The Tribunal did not accept there was a contractual interest rate of 8% contained in the Tenancy Agreement. The Tribunal exercised its discretion under rule 41A to apply the Bank of England interest rate.

Right of Appeal

In terms of Section 46 of the Tribunal (Scotland) Act 2014, a party aggrieved by the decision of the Tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

Craig Chisholm

21st August 2026

Legal Member/Chair

Date