



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71(1) of the Private Housing (Tenancies) (Scotland) Act 2016

Chamber Ref: FTS/HPC/CV/26/0680

Re: Property at Flat 1, 26 Gateside Street, Hamilton, ML3 7JG (“the Property”)

Parties:

AMA Property Investments Ltd, 106 Mearns Road, Clarkston, G76 7UP (“the Applicant”)

Miss Stephanie Dickson, Flat 1, 26 Gateside Street, Hamilton, ML3 7JG (“the Respondent”)

Tribunal Members:

Alastair Houston (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment of £3375.00 be made in favour of the Applicant.

1. Background

- 1.1 This is an application under rule 111 of the Chamber rules whereby the Applicant sought an order for payment of rent which had gone unpaid during the course of a tenancy between the parties. The Application was accompanied by copies of the written tenancy agreement between the parties and a rent statement.
- 1.2 No written representations were received from the Respondent in advance of the Case Management Discussion. On 3 August 2026, by email, the Applicant confirmed the up to date balance and provided a further statement of the rent account.

2. The Case Management Discussion

- 2.1 The Case Management Discussion took place on 24 August 2026 by teleconference. The Applicant was represented by Mr David Asher. The Respondent was neither present nor represented.
- 2.2 The Applicant's representative confirmed that the application was insisted upon. The Tribunal noted that intimation of the application and Case Management Discussion had been given by sheriff officers. Accordingly, the Tribunal deemed it appropriate to proceed in the Respondent's absence as permitted by rule 29 of the Chamber rules.
- 2.3 The Applicant's representative confirmed that the current arrears balance was reflected by the statement provided on 3 August 2026. The Tribunal treated this as a timeous application to amend the sum sought. The amount outstanding was £3375.00. The Tribunal indicated that an order for payment in that sum would be granted.

3. Reasons For Decision

- 3.1 The tenancy agreement between the parties imposed an obligation upon the Respondent to pay rent of £675.00 per calendar month. The rent statement lodged detailed the sums which had gone unpaid. In the absence of any representations from the Respondent as to why the sum sought would not be lawfully due, the Tribunal granted the order for payment sought.

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.

Alastair Houston

Legal Member/Chair

25 August 2026
Date