

Housing and Property Chamber
First-tier Tribunal for Scotland



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

Chamber Ref: FTS/HPC/CV/26/0559

Re: Property at 55 Cartside Street, 2/R, Glasgow, G42 9TL (“the Property”)

Parties:

H&V Properties Glasgow Limited, Ground Floor (Part) Unit 8000, Academy Business Park, 51 Gower Street, Glasgow, G51 1PR (“the Applicant”)

Mr Lewis McCallister, 55 Cartside Street, 2/R, Glasgow, G42 9TL (“the Respondent”)

Tribunal Members:

Ms H Forbes (Legal Member) and Mrs H Barclay (Ordinary 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 should be granted in favour of the Applicant in the sum of £5700

Background

1. This is a Rule 109 application whereby the Applicant was seeking an order for payment in the sum of £1810. The Applicant representative lodged a copy of a private residential tenancy agreement between the parties in respect of the Property, which tenancy commenced on 4th August 2025 at a monthly rent of £570, and a rent statement.
2. Service of the application and notification of a Case Management Discussion was made upon the Respondent by Sheriff Officer on 24th July 2026..
3. By email dated 10th August 2026, the Applicant representative lodged an application to amend the sum sought to £5800.

The Case Management Discussion

4. A Case Management Discussion (“CMD”) took place by telephone conference on 26th August 2026. Ms McAinsh, Letting Agent, was in attendance on behalf

of the Applicant. The Respondent was not in attendance. The start of the CMD was delayed to allow the Respondent to attend.

5. The Tribunal considered the terms of Rule 29 of the Procedural Rules. The Tribunal determined that the requirements of Rule 17(2) had been satisfied, and it was appropriate to proceed with the application in the absence of the Respondent.
6. Ms McAinsh said the Respondent has not made contact since December 2025. There has been no rent paid for 10 months. Ms McAinsh confirmed that the outstanding balance should be £5700, as a balance of £100 in respect of the tenancy deposit had been inadvertently included within the rent statement.

Findings in Fact and Law

7.
 - (i) Parties entered into a private residential tenancy agreement in respect of the Property which commenced on 4th August 2025 at a monthly rent of £570.
 - (ii) The rent was increased annually.
 - (iii) Rent lawfully due has not been paid by the Respondent to the Applicant.
 - (iv) The Applicant is entitled to recover rent lawfully due.

Reasons for Decision

8. Rent lawfully due is outstanding. The Applicant is entitled to recover rent lawfully due. No application to amend the sum sought was made.

Decision

9. An order for payment is granted in favour of the Applicant in the sum of £5700.

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.

H Forbes

Legal Member/Chair

26th August 2026
Date