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/25/3547

Re: Property at 0/1, 404 Ardgay Street, Glasgow, G32 9EF ("the Property")

Parties:

Doodles Digs Ltd, Doodles Digs Ltd, 2499A London Road, Glasgow, G32 8XU ("the Applicant")

Mr Derek Henderson, 0/1 404 Ardgay Street, Glasgow, G32 9EF and Mr Jamie Reilly, 136 Ware Road, Glasgow, G34 9AZ ("the Respondents")

Tribunal Members:

Gillian Buchanan (Legal Member)

Decision (in absence of the Respondents)
A Case Management Discussion ("CMD") took place by telephone conference on 27 October 2026. At the CMD the Applicant was represented by Miss Louise Gallacher of 1-2-Let (Lettings & Sales) Ltd. The Respondents were not represented or represented.

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") determined that -

A CMD had previously taken place on 1 May 2026. The First Respondent was neither present nor represented at that CMD. However, service of the application on the Second Defender had not been validly effected. That CMD was therefore adjourned for service to be properly effected on the Second Respondent.

The tribunal was satisfied that the requirements of Rule 24(1) of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 ("the Rules") had been satisfied relative to the Second Respondent having received notice of the CMD and determined to proceed in the absence of the Respondents in terms of Rule 29.

Background
The Tribunal noted the following background –

i. The Applicant is the heritable proprietor of the Property.
ii. The application concerns a Private Residential Tenancy ("PRT") entered into between the parties relative to the Property that commenced on 9 June 2025.

iii. The First Respondent is the Tenant under the PRT and the Second Respondent is the Guarantor.
iv. The rent was agreed to be £725 per calendar month.
v. An additional sum of £50.00 per calendar month was agreed to be payable in terms of Clause 8 of the PRT for heating costs paid by the Applicant relative to a communal boiler.
vi. A deposit was agreed to be payable in terms of the PRT in a sum of £906.25.
vii. The application seeks a payment order in favour of the Applicant against the Respondents.

The CMD

At the CMD Miss Gallacher made the following oral submissions in response to questions from the Tribunal –

i. The PRT is ongoing and the First Respondent remains in occupation of the Property.
ii. The current debt due is £1,444.95.
iii. Universal Credit is paid to the Applicant's letting agent directly.
iv. The Respondents have made no effort to clear the arrears or meet the ongoing monthly shortfall between the sums due under the PRT (£775 per month) and the amounts paid by Universal Credit (£735.01 per month).
v. Universal Credit does not contribute to the heating charge of £50 per month.
vi. The deposit is still held in a deposit scheme.
vii. The Applicant seeks a payment order in the sum of £1,444.95.

Findings in Fact

The Tribunal made the following findings in fact –

i. The Applicant is the heritable proprietor of the Property.
ii. The parties entered into the PRT relative to the Property that commenced on 9 June 2025.
iii. The First Respondent is the Tenant under the PRT and the Second Respondent is the Guarantor.
iv. The rent was agreed to be £725 per calendar month.
v. An additional sum of £50.00 per calendar month was agreed to be payable in terms of Clause 8 of the PRT for heating costs paid by the Applicant relative to a communal boiler.
vi. A deposit was agreed to be payable in terms of the PRT in a sum of £906.25.
vii. The PRT is ongoing and the First Respondent remains in occupation of the Property.
viii. The current debt due is £1,444.95.
ix. Universal Credit is paid to the Applicant's letting agent directly.
x. The Respondents have made no effort to clear the arrears or meet the ongoing monthly shortfall between the sums due under the PRT (£775 per month) and the amounts paid by Universal Credit (£735.01 per month).
xi. Universal Credit does not contribute to the heating charge of £50 per month.
xii. The deposit is still held in a deposit scheme.

Reasons for Decision

The Respondents did not submit any representations to the Tribunal and did not attend the CMD. The factual background narrated by the Applicant within the application papers and orally by Miss Gallacher on its behalf at the CMD was not challenged and was accepted by the Tribunal.

The arrears of rent and heating costs due in terms of the PRT currently stand at £1,444.50.

Decision
The Tribunal grants a payment order against the Respondents in favour of the Applicant in the sum of £1,444.95.

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.

Gillian Buchanan

Gillian Buchanan

Legal Member/Chair **27 October 2026**
Date