



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
Act 2014**

Chamber Ref: FTS/HPC/CV/19/0561

Re: Property at 79 Myers Court, Uddingston, G71 7FL (“the Property”)

Parties:

Innov8 Housing Solutions, 50 Scott Street, Motherwell, ML1 1PN (“the Applicant”)

**Miss Amanda McLay, 14 Sanderling, Lesmahagow, Lanarkshire, ML11 0GX
 (“the Respondent”)**

Tribunal Members:

Nairn Young (Legal Member)

Decision (in absence of the Respondent)

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

- Background

This is an application for an order for payment of alleged rent arrears and repair costs owed to and incurred by the Applicant in relation to the Respondent’s assured tenancy at the Property. It called for a case management discussion at 10am on 3 June 2019. The Applicant was represented by Angela Cairns and Carol Sanderson of Clyde Valley Properties. The Respondent was not present or represented.

- Findings in Fact

1. The Property was let by the Applicant to the Respondent in terms of a short assured tenancy, commencing 11 August 2016. The original rent was £448 per calendar month. This had been raised by notice, in accordance with the terms of the tenancy agreement, to £464 per calendar month, by April 2018. A deposit of £448 was paid at the commencement of the tenancy.

2. The Respondent made erratic payments to the Applicant during the course of April to September 2018, building up arrears of £1,497.78. She vacated the Property on 14 September 2018. After refund of the deposit, the arrears stand at £1,049.78.
 3. In addition, repairs totalling £369.67 had to be carried out following the Respondent's vacation of the Property, as a result of damage caused by her during her occupation of it.
- Reasons for Decision
4. The Respondent owes the Applicant £1,049.78 in unpaid rent and £369.67 in compensation for damage to the Property. An order for payment of the amount of £1,419.45 should therefore be made.
- Decision

Order granted for payment by the Respondent to the Applicant of the sum of £1,419.45 (ONE THOUSAND FOUR HUNDRED AND NINETEEN POUNDS AND FORTY-FIVE PENCE STERLING).

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.

Mr Nairn Young

Legal Member/Chair

3 JUNE 2019

Date