



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
Act 2016**

Chamber Ref: FTS/HPC/CV/19/0664

**Re: Property at Flat 2/1 110 Knapdale Street, Glasgow, G22 6PD (“the
Property”)**

Parties:

**Ecosse Estates Ltd, Office 2 Room 8 Kirkhill House, Broom Road East, Newton
Mearns, Glasgow, G77 5LL (“the Applicant”)**

**Miss Paula McIntosh, Flat 2/1 110 Knapdale Street, Glasgow, G22 6PD (“the
Respondent”)**

Tribunal Members:

Richard Mill (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that the Respondent pay to the Applicant the sum of
£2,108 (Two Thousand One Hundred And Eight Pounds) which is subject to a
Time to Pay Direction requiring said sum to be paid at the rate of £10 (Ten
Pounds) per week with the first instalment due on 15 July 2019.**

The Facts

The parties entered into a short assured tenancy in respect of the property at flat 2/1
110 Knapdale Street Glasgow G22 6PD. The lease commenced on 3 October 2016
with the rent being £475 per calendar month.

The Respondent who is the tenant has fallen behind with the contractual rental
payments. This application seeks recovery of the rent arrears. The amount
outstanding as at the date of application was £2,108. This remains outstanding.

The Respondent accepts that the sums are due. She made an application for a time to pay direction offering £10 per week. The Applicant indicated a willingness to accept this offer.

The Hearing

Mr Brian Caplan, a director of the Applicant company attended the hearing. The Respondent did not appear. It was pointed out to Mr Caplan that it will take around 4 years for the Respondent to repay the debt due at the rate proposed and accepted. Mr Caplan explained that the Respondent has been making good her recent payments of rent in full. She is on state benefits and has a child who attends a local school. The preference is to work with the Respondent for the purposes of preserving their relationship long term.

Reasons for Decision

The Tribunal has to be satisfied that the proposal by the Respondent is reasonable. Given the comments of Mr Caplan the Tribunal finds the proposal reasonable.

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.

Richard Mill

Legal Member/Chair

Date

14 June 2019

*Insert or Delete as required