



**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/20/0987

**Re: Property at 135 Braehead Road, Cumbernauld, Glasgow, G67 2BJ (“the
Property”)**

Parties:

**Mr Mark McLuckie, 135 Braehead Road, Cumbernauld, Glasgow, G67 2BJ (“the
Applicant”)**

Mr James McLeod, Unknown, Unknown (“the Respondent”)

Tribunal Members:

John McHugh (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that the Respondent should be ordered to pay the sum
of £1650 to the Applicant.**

Background

The Applicant held the landlord's interest and the Respondent and Ashley Welsh held the tenant's interest in a short assured tenancy dated 24 July 2017.

The Applicant claims that the sum of £1650 is currently outstanding in respect of unpaid rent.

The Case Management Discussion

A Case Management Discussion ("CMD") took place by conference call on 30 September 2020. The Applicant was represented by Louise Cameron of Friends Legal. The Respondent was neither present nor represented. The Tribunal was satisfied that notification of the hearing had been given to the Respondent by way of advertisement on the Tribunal website. The Respondent has taken no part in any stage of the proceedings.

Findings in Fact

The Applicant held the landlord's interest and the Respondent and Ashley Welsh held the tenant's interest in a short assured tenancy dated 24 July 2017.

The Respondent's and Ashley Welsh's interests as tenants are joint and several in terms of the tenancy agreement.

The Tenancy Agreement provides that rent is due at the rate of £550 per month.

The sum of £1650 is currently outstanding to the Applicant in respect of unpaid rent due on 27 November and 27 December 2018 and 27 January 2019.

Reasons for Decision

The Applicant has established that rent due under the tenancy agreement is unpaid to the extent of £1650. No counter argument has been presented and the Tribunal knows of none.

Decision

The Respondent should be ordered to pay to the Applicant the sum of £1650.

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.

John McHugh

30 September 2020

John McHugh, Legal Member/Chair

Date