



**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 (Act)**

Chamber Ref: FTS/HPC/CV/19/2969

Re: Property at 27 Lewars Avenue, Dumfries, DG2 0LS (“the Property”)

Parties:

**Mrs Irene Wilson, c/o 31A North Bridge Street, Bathgate, West Lothian, EH48
4PJ (“the Applicant”)**

**Miss Erin Bedford, Mr Dylan Glazer, UNKNOWN, UNKNOWN (“the
Respondents”)**

Tribunal Members:

Alan Strain (Legal Member)

Decision (in absence of the Respondents)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that the Respondents pay the sum of £2,550 in respect
of rent arrears to the Applicant.**

Background

This is an application for payment in respect of rent arrears under a Short Assured
Tenancy (**SAT**) in terms of section 16 of the Act and Rule 70 of the Tribunal
Procedure Rules 2017.

The Tribunal had regard to the following documentation:

1. Application received 19 September 2019;
2. SAT dated 15 January 2016;
3. Schedule of Rent Arrears;
4. Updated Schedule of Rent Arrears.

Case Management Discussion (CMD)

The case called for a CMD on 4 March 2020. The Applicant did not appear but was represented by Ms Mathieson, Solicitor. The Respondents did not appear and were not represented.

The Tribunal was satisfied that the Respondents had notification of the CMD under reference to the Service By Advertisement Certified by the Tribunal. Both Respondents were aware that the CMD could proceed in their absence and if the Tribunal was satisfied that it had sufficient information to do so and the procedure was fair it could determine the case.

The Tribunal accordingly considered the documentation and made the following findings in fact from the papers:

1. The Parties entered in to the SAT dated 15 January 2016;
2. The monthly rent was £425;
3. As at the date of the CMD the arrears of rent were £2,550.

The Tribunal was satisfied that it had sufficient information from the papers to determine the matter and the procedure was fair.

The Tribunal granted the order sought for payment against the Respondents jointly and severally.

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.

Alan Strain

4 March 2020

Legal Member/Chair

Date