



**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/19/1903

**Re: Property at 31 Glencairn Terrace, Kilmaurs, Kilmarnock, KA3 2SL (“the
Property”)**

Parties:

**Mr William Loble, c/o Infiniti Properties, 1016 Argyle Street, Glasgow, G3 8LX
 (“the Applicant”)**

**Miss Amy Lennon, 31 Glencairn Terrace, Kilmaurs, Kilmarnock, KA3 2SL (“the
Respondent”)**

Tribunal Members:

Alison Kelly (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order for payment in the amount of £3044 should
be made.**

Background

On 20th June 2019 the Applicant’s solicitor lodged an application seeking payment by
the Respondent of rent arrears.

Lodged with the application were:

1. Copy Tenancy Agreement
2. Rent Statement

Case Management Discussion

The Applicant was represented by Michael Ritchie of Hardy Macphail, Solicitors. The
Respondent did not appear and was not represented.

Mr Ritchie told the Tribunal that at the time of the Notice being served the Respondent was in arrears in the amount of £824. At the time the application was lodged the arrears stood at £2304, being more than one month's rent, and that the Respondent also being in arrears for a continuous period of three or more consecutive months. He produced an up to date rent statement. He moved that a payment order be granted in the amount of £3044, which was the sum sought in the application.

Findings In Fact

1. The parties entered in to a tenancy agreement for the property;
2. The monthly rent was £370;
3. At the time the Notice to Leave was served the arrears were £824;
4. At the time the application was lodged the arrears were £3044;
5. At the time of the Case Management Discussion the arrears are £3784.

Reasons For Decision

The Respondent is arrears to at least the amount of £3044.

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.

A Kelly

Legal Member/Chair

J

Date

19/8/19