

Housing and Property Chamber
First-tier Tribunal for Scotland



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 of the Private Housing (Tenancies) (Scotland) Act 2016

Chamber Ref: FTS/HPC/CV/19/0387

Re: Property at B/3 7, Athole Gardens, Glasgow, G12 9AZ (“the Property”)

Parties:

John Perdikou t/a Perdico Homes, 11 Athole Gardens, Glasgow, G12 9AZ (“the Applicant”)

Mr Alan MacTaggart, formerly residing at B/3 7 Athole Gardens Glasgow G12 9AZ and whose current whereabouts are unknown (“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 requires to pay the Applicant the sum of £1,880 (One Thousand Eight Hundred and Eighty Pounds)

Background

The parties are the landlord and former tenant respectively of the property at B/3 7 Athole Gardens Glasgow G12 9AZ.

The relevant lease entered into had a commencement date of 30 September 2011. The rent payable was £300 per calendar month.

The Respondent vacated the property on or about 17 December 2018.

The Applicant seeks an Order for payment in the sum of £1,880 representing unpaid rent arrears.

The current whereabouts of the Respondent is unknown. Service has been effected by advertisement.

Facts and Reasons

As at the date of the Respondents departure from the property he was in rent arrears to the extent of £1,880. This is evidenced in the form of a rent statement. There are also e mails sent from the Respondent to the Applicants firm accepting that he was in arrears.

The Applicant is entitled to recover the contractual rent outstanding which is lawfully due.

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.

R Mill

Legal Member/Chair

28 June 2019

Date

*Insert or Delete as required