



**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/20/2417

Re: Property at 32 McGowan Road, Falkirk, FK2 9FJ (“the Property”)

Parties:

**Walker Residential Properties Ltd, Alderstone House, MacMillan Road,
Livingston, EH54 7AW (“the Applicant”)**

Mr Stephen Grant, 32 McGowan Road, Falkirk, FK2 9FJ (“the Respondent”)

Tribunal Members:

Mark Thorley (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 by the respondent to the
applicant of the sum of £7775 be made**

- 1. The applicant applied to the First-tier Tribunal by application dated 16 November 2020. Accompanying the application was a copy of the Lease Agreement, together with an up to date statement of rent and correspondence.**
- 2. The application was received on 19 November 2020. The application was accepted on 26 November 2020.**
- 3. The application was sent out on 2 December 2020 and served by Sheriff Officers on the respondent on 4 December 2020.**
- 4. No representations have been received.**
- 5. The applicant had intimated an increase in the sum sought on the 11 January 2021 to the sum of £7775 following upon 2 further months of non payment of rent.**

Case Management Hearing

6. On the teleconference the applicant attended. There was no appearance by or for the respondent.

Findings in Fact

7. The parties had entered into Short Assured Tenancy on 2 June 2017 in respect of the property at 32 McGowan Road, Falkirk FK2 9FJ.

8. Rent was due to be paid at the sum of £710 per calendar month.

9. The rent was increased to the sum of £725 per month.

10. As at 1 November 2020 arrears of rent had accrued in the sum of £6325

11 As at 11 January 2021 arrears of rent had accrued in the sum of £7775.

Reasons for decision

11. There was no appearance by or for the respondent. The respondent had not provided any form of written representation.

12. The applicant spoke to the outstanding rent and to the amount due. No payment of rent had been made since the application was lodged.

Decision

13. An order for payment by the respondent to the applicant of the sum of £7775 is made.

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.



Mark Thorley

Legal Member/Chair

5 February 2021

Date