



**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/21/0984

Re: Property at 14 Dromore Street, Kirkintilloch, G66 3EJ (“the Property”)

Parties:

Mr Thomas Cobain, 21 Kinkell Gardens, Kirkintilloch, G66 2HJ (“the Applicant”)

**Miss Michelle Gormley, Mr John Reid, 14 Dromore Street, Kirkintilloch, G66
3EJ (“the Respondents”)**

Tribunal Members:

Nairn Young (Legal Member)

Decision (in absence of the Respondents)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that**

- Background

This is an application for an order for payment in relation to the Respondents’ occupation of the Property in terms of an assured tenancy agreement with the Applicant. It called for a case management discussion (‘CMD’) at 2pm on 14 June 2021 by teleconference. The Applicant called in in person. The Respondents did not call in to the conference and were not represented. The commencement of the CMD was delayed by 10 mins to allow for any technical difficulty the Respondents may have been having, but there remained no contact from them.

The application was served by sheriff officers on the Respondents on 13 May 2021. There has been no written response or any other contact with the Tribunal from the Respondents. The Tribunal was satisfied that they were aware of today’s CMD and decided to proceed in their absence.

- Findings in Fact

1. The Respondents let the Property from the Applicant in terms of an assured tenancy, with an initial term running from 30 April 2015 to 30 October 2015.
2. The tenancy continues to run by tacit relocation.
3. In terms of that tenancy, rent of £550 per calendar month is payable on the thirtieth day of each month.
4. Since 1 February 2020, the Respondents have paid rent of only £4,250.
5. As at the date of the application on 22 April 2021, the Respondents owed the Applicant £4,000 in rent arrears.
6. No rental payments have been made since the raising of the application.

- Reasons for Decision

7. This application was raised seeking payment of the sum of £4,000. The Respondents owe at least that amount to the Applicant and an order for payment in those terms should therefore be made.

- Decision

Order made for payment by the Respondents to the Applicant of the sum of £4,000 (FOUR THOUSAND POUNDS STERLING).

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.

N Young

Legal Member/Chair

14 June 2021

Date