



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 (1) of the Private Housing (Tenancies) (Scotland) Act 2016

Chamber Ref: FTS/HPC/CV/21/2709

Re: Property at 8 Bucklaw Gardens, Glasgow, G52 3ST (“the Property”)

Parties:

Adolphus Properties Limited, 2a North Kirkland, 2a North Kirkland, 2a North Kirkland, Glasgow, G76 0NT (“the Applicant”)

Miss Gemma Rooney, 8 Bucklaw Gardens, Glasgow, G52 3ST (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member)

Decision (in absence of the Respondent)

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

Background

The Applicant seeks a Payment Order in the sum of £3,600.00 against the Respondent in respect of alleged rent arrears. The Application is accompanied by a copy of the tenancy agreement and a rent statement showing how the sum claimed has been calculated.

The Case Management Discussion

The Application called for a Case Management Discussion by conference call at 2pm on 18 March 2022. The Applicant was represented by Mr Lee of *Be- Rented Ltd*. There was no appearance by or on behalf of the Respondent. On the basis that the Application and information about how to join the conference call had been validly served on the

Respondent by Sheriff Officers, The Tribunal decided to proceed in the absence of the Respondent.

Having heard from Mr Lee and having considered the Application, the Tribunal made the following findings in fact.

Findings in Fact

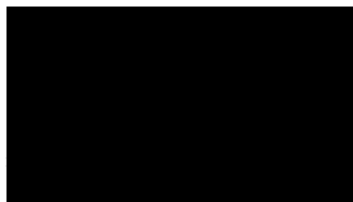
- I. *The Applicant and the Respondent entered into a tenancy in respect of the Property which commenced on 17 March 2020;*
- II. *The Applicant was the landlord and the Respondent was the tenant;*
- III. *The Respondent fell into rent arrears and at the date the Application was submitted the sum of £3,600.00 was lawfully due by the Respondent to the Applicant as rent but was unpaid.*

Reasons for Decision

Having made the above findings in fact, the Tribunal decided to grant the Application and make a Payment Order in favour of the Applicant against the Respondent in the sum of £3,600.00.

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.



18 March 2022

Legal Member/Chair

Date