



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/21/2790

Re: Property at 118 Southfield Crescent, Coatbridge, North Lanarkshire, ML5 4QZ (“the Property”)

Parties:

Misty Morning Property Ltd, Oak Cottage Bridge Road, Colby, Norwich, NR11 7EA (“the Applicant”)

Miss Michelle McKay, 118 Southfield Crescent, Coatbridge, North Lanarkshire, ML5 4QZ (“the Respondent”)

Tribunal Members:

Neil Kinnear (Legal Member) and Helen Barclay (Ordinary Member)

Decision (in absence of the Respondent)

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

Background

This was an application for a payment order dated 10th November 2022 and brought in terms of Rule 111 (Application for civil proceedings in relation to a private residential tenancy) of *The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017* as amended.

The Applicant sought in its application payment of arrears in rental payments of £5,028.78 together with interest thereon in terms of clause 8 of the tenancy agreement of 8% in relation to the Property from the Respondent, and provided with its application copies of the private residential tenancy agreement and rent arrears statement.

The private residential tenancy agreement had been correctly and validly prepared in terms of the provisions of the *Private Housing (Tenancies) (Scotland) Act 2016*, and the procedures set out in that Act appeared to have been correctly followed and applied.

The Respondent had been validly served by sheriff officers with the notification, application, papers and guidance notes from the Tribunal on 14th January 2022, and the Tribunal was provided with the execution of service.

Case Management Discussion

A Case Management Discussion was held at 10.00 on 21st February 2022 by Tele-Conference. The Applicant did not participate, but was represented by Mr Stevenson, solicitor. The Respondent did not participate, nor was she represented. The Respondent had not responded to this application at any stage either in writing or by any other form of communication.

The Tribunal was satisfied that the requirements of giving notice had been duly complied with, and proceeded with the application in terms of Rules 17 and 29 of *The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017* as amended.

The Tribunal was invited by Mr Stevenson with reference to the application and papers to grant an order for payment of the sum of £5,028.78 with interest at the rate of 8% per year from the date on which the rent is due until payment, in terms of clause 8 of the tenancy agreement.

Statement of Reasons

The jurisdiction of the Tribunal in relation to Private Residential Tenancies, such as that which applied to the Property, is set by statute. Section 71(1) of the *Private Housing (Tenancies) (Scotland) Act 2016* provides:

“First-tier Tribunal's jurisdiction

- (1) In relation to civil proceedings arising from a private residential tenancy—
- (a) the First-tier Tribunal has whatever competence and jurisdiction a sheriff would have but for paragraph (b),
 - (b) a sheriff does not have competence or jurisdiction.
- (2) For the purposes of subsection (1), civil proceedings are any proceedings other than—
- (a) the prosecution of a criminal offence,
 - (b) any proceedings related to such a prosecution.”

The Tribunal accordingly has jurisdiction to hear civil proceedings arising from a private residential tenancy such as between the parties in this application.

The Tribunal considered the terms of the private residential tenancy agreement, the rent arrears information provided, and the submissions made by Mr Stevenson, and

was satisfied that these disclosed an outstanding balance of rent arrears of the sum sought of £5,028.78, which sum remains outstanding. Rent of £425.00 per month was due with interest at the rate of 8% per year from the date on which the rent was due until payment in terms of Clause 8 of the tenancy agreement. Accordingly, the Tribunal shall make an order for payment of that sum with interest.

Decision

In these circumstances, the Tribunal made an order for payment by the Respondent to the Applicant of the sum of £5,028.78 with interest thereon at the rate of eight per cent per year from the date on which the rent is due until payment.

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.

Neil Kinnear

21 February 2022

Legal Member/Chair

Date