



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber)**

Chamber Ref: FTS/HPC/CV/21/0910

Re: Property at Flat 1/1, 12 Castlebank Place, Glasgow, G11 6BW (“the Property”)

Parties:

Abdulrahman Nada, PO Box 12921, Jeddah, Saudi Arabia (“the Applicant”)

**Michelle Stoddart, residing at Flat 6/1, 15 Castlebank Place, Glasgow, G11 6BJ
 (“the Respondent”)**

Tribunal Member:

Paul Doyle (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 should be made.

Background

On 18/03/2021, the Applicant sought an order for payment of damage to a rented property totalling £295.00. The Applicant had lodged with the Tribunal Form F. The documents produced were a Tenancy Agreement, receipts for repair, removal, and replacement, and a series of photographs. A copy title sheet was lodged with the Tribunal which showed that the applicant is the heritable proprietor of the Property.

Case Management Discussion

A Case Management Discussion took place before the Tribunal by telephone conference at 10am on 5 August 2021. The applicant was present and participated with the assistance of an interpreter. The respondent was neither present nor represented.

Findings in Fact

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a Tenancy Agreement for the Property dated 01 November 2016. The tenancy ended on 01 July 2019.
2. The initial rent in terms of the Tenancy Agreement was £595 per month.
3. In June 2017 the Respondent fell into arrears of rental. The respondent regularly paid less than the agreed monthly rental, so that by 1 July 2019 rent arrears of £473.00 had accumulated.
4. When the respondent vacated the property, she left moveable items in the property. The property was dirty and in a poor decorative state. Flooring in the property needed to be replaced.
5. The applicant seeks recovery of £250, being the cost of removal of moveable items left in the property by the respondent, and £45.00, being the cost of repairs to a light surround damaged by the respondent.
6. In terms of the tenancy agreement the respondent is liable for the cost of damaged items and the cost of recovering vacant possession of the property. The respondent offers no resistance to the application.
7. Notice of the time date and place of this hearing was served on the respondent by advertisement on 24 June 2021

Reasons for the Decision

The Tribunal determined to make an Order for payment of £295.00. In terms of the tenancy agreement the respondent is liable for the cost of damaged items and the cost of recovering vacant possession of the property. The respondent offers no resistance to the application.

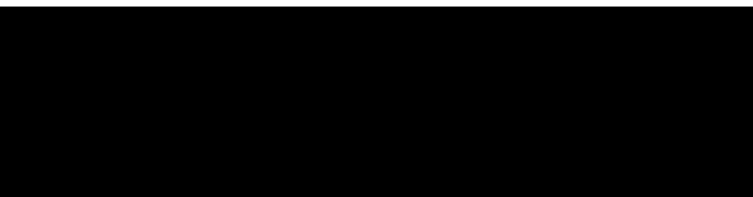
Decision

For the foregoing reasons, the Tribunal determined to make an Order for payment in the sum of £295.00.

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.

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

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Legal Member

Date 5 August 2021