



**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 (Act)**

Chamber Ref: FTS/HPC/CV/20/2348

**Re: Property at 57 Earlshill Drive, Howwood, Johnstone, PA9 1DT (“the
Property”)**

Parties:

Mr Alan Miller, Weels Farm, Lochwinnoch, PA12 4LD (“the Applicant”)

**Miss Emma Kelly, 57 Earlshill Drive, Howwood, Johnstone, PA9 1DT (“the
Respondent”)**

Tribunal Members:

Alan Strain (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that the order for payment should be granted in the sum
of £4,500.**

Background

This is an application under Rule 111 and section 71(1) of the Act in respect of alleged rent arrears due by the Respondent.

The Tribunal had regard to the following documents:

1. Application dated 6 November 2020;
2. Private Residential Tenancy Agreement (**PRTA**) commencing 11 December 2018;
3. Schedule of Rent Arrears;
4. Sheriff Officer Certificate of Service of Tribunal CMD Notification on Respondent dated 25 November 2020.

Case Management Discussion (CMD)

The case called for a CMD by conference call on 8 January 2021. The Applicant represented himself. The Respondent did not participate and was not represented.

The Tribunal delayed the start of the CMD to see if the Respondent would participate. The Respondent did not.

The Tribunal were satisfied that the Respondent had received notification of the Case Management Discussion and that the Tribunal could determine the matter if it considered it had sufficient information to do so and the procedure was fair. The notification also advised the Respondent that she should attend and the Tribunal could determine the matter in absence if she did not.

The Applicant advised that the arrears as at the date of the CMD had increased. The application had not been amended so the Respondent had only received notification of the amount due at the date of lodging the application - £4,500. The Applicant moved the Tribunal to grant an order for payment in that amount.

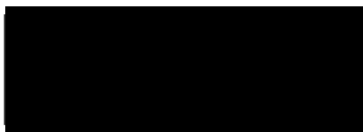
The Tribunal then considered the documentary evidence it had received from the Applicants and in so far as material made the following findings in fact:

1. The Parties let the subjects under a PRTA commencing 11 December 2018;
2. The monthly rent was £595;
3. As at the date of lodging the application the rent was in arrears in the sum of £4,500.

The Tribunal considered that it had sufficient information upon which to make a Decision and that the procedure was fair. The Tribunal was satisfied that the rent arrears had been established and accordingly granted the application for an order for payment in the sum of £4,500.

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.



Legal Member/Chair

8 January 2021

Date