



**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/21/2901**

**Re: Property at 28 Millhouse Crescent, Kelvindale, Glasgow, G20 0UD (“the  
Property”)**

**Parties:**

**Dr Youcef Ahmed-Said, 17 Innellan Gardens, Flat 1/1, Glasgow, G20 0DX (“the  
Applicant”)**

**Miss Kerri Fraser, 28 Millhouse Crescent, Kelvindale, Glasgow, G20 0UD (“the  
Respondent”)**

**Tribunal Members:**

**George Clark (Legal Member) and Tony Cain (Ordinary Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the  
Tribunal”) determined that the application should be decided without a Hearing  
and made an Order for Payment by the Respondent to the Applicant of the sum  
of £3,450.**

**Background**

By application, received by the Tribunal on 15 September 2021, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicant. The sum sought was £2,650.

The application was accompanied by a copy of a Short Assured Tenancy Agreement between the Parties, commencing on 1 September 2014 and a Rent Statement showing arrears as at the date of application of £2,650. The Applicant’s representatives, Happy Lets Ltd, Glasgow subsequently provided the Tribunal with an updated Rent Statement showing arrears as at 12 January 2022 of £3,450, and asked that the amount sought be increased to that sum.

On 16 December 2021, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written

representations by 6 January 2022. The Respondent did not make any written representations to the Tribunal.

### **Case Management Discussion**

A Case Management Discussion was held by means of a telephone conference call on the afternoon of 20 January 2022. The Applicant was represented by Ms Amanda Currie of Happy Lets Ltd, Glasgow. The Respondent present, and her mother. Mrs Shirley Fraser, spoke on her behalf. The Applicant's representative told the Tribunal that, although the Respondent had made a payment of £400 on 6 December 2021, she had paid nothing since then and the arrears were now £3,450.

Mrs Fraser told the Tribunal that she intended arranging an appointment for the Respondent with Citizens Advice, with a view to trying to arrange a payment plan. She was keen to try and sort the matter out on behalf of her daughter, who accepted that the sum sought was due. Ms Currie told the Tribunal that she would be prepared to consider a payment plan, subject always, however, to the agreement of her client as landlord, but she was still seeking the Order for Payment, in case no agreement could be reached, or any agreement was not complied with.

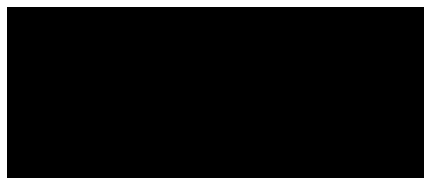
### **Reasons for Decision**

Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.

The Tribunal was satisfied that the amount sought, as amended to £3,450, had become lawfully due by the Respondent to the Applicant and decided that an Order for Payment should be made.

### **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.**



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**Legal Member/Chair**

**20 January 2022**  
**Date**

