

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

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**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/18/1772**

**Re: Property at 39 Kylerhea Road, Glasgow, G46 8AB (“the Property”)**

**Parties:**

**Mr Stephen Duffy, 35 Roman Terrace, Leeds, LS8 2DU (“the Applicant”)**

**Miss Tracy Flannagan, 39 Kylerhea Road, Glasgow, G46 8AB (“the Respondent”)**

**Tribunal Members:**

**George Clark (Legal Member) and Leslie Forrest (Ordinary 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 by the Respondent to the Applicant of the sum of £3,795 should be made.**

**Background**

By application received by the Tribunal on 13 July 2018, the Applicants sought an order for payment of £3,945 in respect of unpaid rent.

The Application was accompanied by a rent statement showing arrears of rent as at 21 June 2018 of £3,945. The Respondent made no written representations to the Tribunal.

**The Hearing**

A hearing was held at Glasgow Tribunals Centre, 20 York Street, Glasgow G2 8GT on the afternoon of 10 September 2018. The Applicant was represented by Miss Kirsty Morrison of TC Young LLP, Solicitors, 7 West George Street, Glasgow. The Respondent was neither present nor represented at the hearing.

The Applicant's representative told the Tribunal that the arrears of rent for the property now stood at £3,795, and requested an order for payment of that amount rather than the amount sought in the Application (£3,945).

### **Reasons for Decision**

The Tribunal noted that the Tenancy of the property, which was a Short Assured Tenancy, had commenced on 21 February 2016 and that it had seen a statement showing all rent payments due and paid from that date until 21 August 2018.

The Tribunal was satisfied that the amount sought by the Applicant was lawfully due by the Respondent.

### **Decision**

The Tribunal determined to make an order for payment by the Respondent to the Applicant of the sum of £3,795.

### **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.**

**George Clark**

Legal Member/Chair

10 September 2018  
Date