



**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/18/3104

**Re: Property at 46 Bramble Gardens, Airdrie, Glasgow, ML6 6GZ (“the
Property”)**

Parties:

**Mrs Eri Matsubara McKenna, c/o Brunswick Residential Letting, 36 Minard
Road, Glasgow, G41 2HW (“the Applicant”)**

**Miss Pauline Torley, 46 Bramble Gardens, Airdrie, Glasgow, ML6 6GZ (“the
Respondent”)**

Tribunal Members:

Nairn Young (Legal Member)

Decision (in absence of the Respondent)

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

- Background

This is an application for an order for payment of sums alleged to be outstanding as a result of an assured tenancy agreement between the Applicant and Respondent in regard to the Property. It called for a case management discussion at 2pm on 14 January 2019. The Applicant was not present in person, but was represented by Ms Morrison of TC Young Solicitors. The Respondent was not present or represented.

- Findings in Fact

The following facts were not disputed by the Respondent:

1. The Property was let to the Respondent by the Applicant in terms of a short assured tenancy commencing on 7 November 2017 for a period of 12 months

(‘the Tenancy’). In terms of the Tenancy, rent was due at a rate of £675 per calendar month on the seventh day of each month. The Tenancy was brought to an end at its ish date, on 7 November 2018. The Respondent continues to occupy the Property in terms of a statutory assured tenancy, on the same terms.

2. For the period between 7 December 2017 and 6 December 2018 (inclusive), with which this application is concerned, the total rent falling due was £8,100. The Respondent paid the Applicant £4,150 during the same period. The Respondent has made no further payment to the Applicant since. The sum of £3,950 remains outstanding in respect of that period.

- Reasons for Decision

3. The sum of £3,950 being outstanding to the Applicant from the Respondent, order for payment of that amount should be granted.

- Decision

Order granted for payment by the Respondent to the Applicant of the amount of £3,950 (THREE THOUSAND, NINE HUNDRED AND FIFTY POUNDS STERLING).

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.

Nairn Young

Legal Member/Chair

Date

2019
14 JANUARY ~~2018~~ MY