



**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/26/1464

Re: Property at Flat 2/1, 5 Jackson Place, Bearsden, G61 1RY (“the Property”)

Parties:

Ms Aruna Belendra, 4 Jackson Place, Bearsden, G61 1RZ (“the Applicant”)

**Mr Aziz Rashed, Flat 2/1, 5 Jackson Place, Canniesburn, Glasgow, G61 1RY
 (“the Respondent”)**

Tribunal Members:

George Clark (Legal Member) and Ahsan Khan (Ordinary Member)

Decision (in absence of the Respondent)

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 £10,650. The Respondent’s application for a Time to Pay Direction was refused.

1. By application, dated 30 March 2026, 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 £5,650.
2. The application was accompanied by a copy of a Private Residential Tenancy Agreement between the Parties commencing on 20 February 2025 at a rent of £1,250 per month, and a Rent Statement showing arrears of £5,650 as at 28 March 2026.
3. On 8 August 2026, 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 29 August 2026.
4. On 28 August 2026, the Respondent made written submissions to the effect that the arrears had been caused by financial hardship, but his circumstances

had now improved. He referred to confusion regarding a change of letting agent and made certain allegations regarding harassment and of complaints being ignored. He also made a Time to Pay Direction application in which he stated that he could pay off the arrears at the rate of £500 per month, in addition to paying the monthly rent. This proposal was not accepted by the Applicant.

5. On 31 August 2026, the Applicant's representatives, Coda Estates, Glasgow provided the Tribunal with copies of correspondence with the Respondent in which, on 3 August 2026, he had stated that he could pay £500 per month in addition to the rent, commencing 28 September 2026. The correspondence included an updated Rent Statement showing arrears of £11,900 at 28 August 2026 and emails of 10 and 17 August 2026 from the Applicant's representatives to the Respondent, seeking completion of an Income and Expenditure form.

Case Management Discussion

6. A Case Management Discussion was held by means of a telephone conference call on the morning of 24 September 2026. The Applicant was represented by Miss Shannon Miller of Coda Estates, Glasgow. The Respondent was not present or represented.
7. Miss Miller told the Tribunal that no payments of rent had been received since the date of the application, and the arrears are now £11,900.

Reasons for Decision

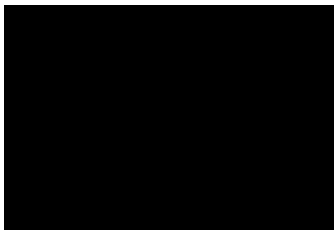
8. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
9. The Tribunal noted that the updated Rent Statement had not been cross-copied to the Respondent before the date of the Case Management Discussion. It was clear from the correspondence submitted on 31 August 2026 and from his Application for a Time to Pay Direction, in which he stated that it would take 21 months to clear the arrears at £500 per month, that he was not disputing arrears of £10,650, but the view of the Tribunal was that it could not add to that the rent due 28 August 2026, as the Respondent had not had sight of the updated Rent Statement provided on 31 August 2026 and notification of the Applicant's request to increase the amount sought to £11,900.
10. The Tribunal was satisfied that the sum sought in the application, as amended to £10,650, had become lawfully due by the Respondent to the Applicant.

11. The Tribunal noted that the Applicant was not willing to accept a Time to Pay Direction and that the Respondent had not engaged with the Applicant's representatives' repeated requests for completion of an Income and Expenditure form when he offered to reduce the arrears by £500 per month. The Respondent had paid no rent whatever since February 2026 and the Tribunal was not satisfied from the financial information provided that it was reasonable to expect that the Respondent would be in a position to pay £500 in addition to his monthly rent.

12. The Tribunal's Decision was unanimous.

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

24 September 2026
Date