



**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**

**Chamber Ref: FTS/HPC/CV/25/3394**

**Re: Property at 5C Forrester Park Drive, Edinburgh, EH12 9AY (“the Property”)**

**Parties:**

**S & RC Properties LTD, 2 East Craigs Wynd, Edinburgh, EH12 8HJ (“the Applicant”)**

**Ms Barbara Hambling, 5C Forrester Park Drive, Edinburgh, EH12 9AY (“the Respondent”)**

**Tribunal Members:**

**Mary-Claire Kelly (Legal Member) and Eileen Shand (Ordinary Member)**

**Decision (in absence of the Respondent)**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined to grant an order for payment in the sum of FIVE THOUSAND ONE HUNDRED AND EIGHTEEN POUNDS AND NINETY-THREE PENCE (£5118.93)**

**Background**

1. By application dated 7 August 2025 the applicant seeks an order for payment in respect of rent arrears. The application was heard alongside conjoined application FTS/HPC/EV/25/3387 seeking an order for eviction on the ground of rent arrears.
2. The applicant lodged the following documents with the application:
  - Copy tenancy agreement
  - Rent statement
  - Rent increase notices

### **Case management discussion (“cmd”) – teleconference – 26 February 2026**

3. The applicant was represented by Mr Puren, Director, Pure Property Management. The respondent was not present or represented. Sheriff Officers had served papers at the respondent’s address on 14 January 2026. The Tribunal was satisfied that the respondent had been properly notified of the cmd and proceeded with the cmd in her absence in terms of rule 29.
4. Mr Puren stated that the amount sought in the application was £5839 He sought an order for payment in the reduced sum of £5118.93. He stated that since the application was submitted a number of payments had been made by the respondent’s son which had reduced the arrears. There had also been monthly payments towards the rent however these failed to cover the full amount of monthly rent which currently stood at £1085. Mr Puren submitted an updated rent account spanning the period from February 2022 to 20 February 2026 on the morning of the cmd.

### **Findings in fact**

5. The respondent entered into a tenancy agreement with Shakil Chohan with a commencement date of 1 June 2018.
6. Shakil Chohan transferred the property to the applicant S&RC Property Ltd.
7. Shakil Chohan is a Director of S&RC Property Ltd.
8. Monthly rent due in terms of the agreement was initially £835.
9. Rent increase notices were validly served upon the respondent which increased the monthly rent to £1035 as at the date of the cmd.
10. Outstanding arrears as at 26 February 2026 amounted to £5118.93.

### **Reasons for the decision**

11. Rule 17(4) states:

*The First-tier Tribunal may do anything at a case management discussion which it may do at a hearing, including making a decision.*

12. Rule 18 states:

*Power to determine the proceedings without a hearing*

**18.—(1) Subject to paragraph (2), the First-tier Tribunal—**

*(a) may make a decision without a hearing if the First-tier Tribunal considers that—*

*(i) having regard to such facts as are not disputed by the parties, it is able to make sufficient findings to determine the case; and*

*(ii) to do so will not be contrary to the interests of the parties; and*

*(b) must make a decision without a hearing where the decision relates to—*

*(i) correcting; or*

*(ii) reviewing on a point of law,*

*a decision made by the First-tier Tribunal.*

*(2) Before making a decision under paragraph (1), the First-tier Tribunal must consider any written representations submitted by the parties.*

13. The Tribunal was satisfied that it was able to make a determination and that it was not contrary to parties' interest to do so at the cmd without the need for a further hearing.
14. The Tribunal had regard to the application and the documents lodged by the applicant. The Tribunal had no reason to doubt the accuracy of the rent statement that had been submitted and accepted it as an accurate representation of the payments made by the respondent. The Tribunal also accepted the validity of the rent increases that had been submitted which showed that the rent had increased to £1085 per month.
15. The Tribunal took into account that the respondent had not lodged any defence to the application or disputed the sum sought in any way. The Tribunal accepted Mr Puren's unopposed submissions which were corroborated by the rent account and other documents that had been submitted in determining that the sum sought was lawfully due.

## 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.

Mary-Claire Kelly

\_\_\_\_\_ 26 February 2026 \_\_\_\_\_  
Legal Member/Chair Date