

**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 of the Private Housing (Tenancies)(Scotland) Act 2016.**

**Chamber Ref: FTS/HPC/CV/25/4302**

**Re: Property at 18A Polepark Road, Dundee, DD1 5QS (“the Property”)**

**Parties:**

**Mr Rongfu Chen, Room 203 Buidling 21, Baolitianyue Huayuan, Pazhou Street, Haizhu District, Guangzhou Guangdong, China (“the Applicant”)**

**Mr Mahomed Nassir, 13 Luke Place, Dundee, DD5 3BN (“the Respondent”)**

**Tribunal Members:**

**Lesley Ward (Legal Member)**

**Decision**

**1. The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Respondent shall pay the Applicant the sum of five hundred pounds (£500) with interest at the rate of 4% per annum from 1 May 2026 until payment.**

2. This was a case management discussion (CMD) in connection with an application in terms of rule 111 of the First-tier Tribunal for Scotland (Procedure) Regulations 2017 (the Rules) and section 71 of the Private Housing (Tenancies)(Scotland) Act 2016 (the Act. The Applicant was represented by Ms Wang and the Respondent was represented by Mr Karim.

**Case management discussion**

3. The parties entered into a private residential tenancy agreement in 2023 for let of the property. The agreed rent was £700. The Applicant paid the sum of £1400 in respect of two months rent in advance. The tenancy came to an end in August 2025. The parties have agreed that the Applicant is owed a refund of £400 of rent as he paid the last month’s rental payment and only £300 was refunded at the end of the tenancy. The parties have agreed that the Respondent will pay the Applicant the sum of £500 to cover the £400 refund and a further payment of £100 in respect of his inconvenience given the £400 has been outstanding since August 2025.

#### 4. Findings in fact

- The Respondent is the owner and registered landlord of the property.
- The parties entered into a private residential tenancy agreement for let of the property in June 2023.
- The agreed rent was £700 per month.
- The Applicant paid two months rental payment in advance.
- The tenancy came to an end in 3 August 2025.
- The Applicant is owed a refund of advance rent of £400.
- The parties have agreed that the sum of £500 will be paid to cover the refund of rent and £100 for inconvenience.

#### Reasons

5. The parties representatives reached an agreement at the CMD that the sum of £500 would be paid in full and final settlement. The tribunal considered it was reasonable to award interest at 4 percent until payment is 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.**

# L Ward

L Ward

1 May 2026

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Legal Member/Chair

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Date