



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/25/4346

Re: Property at 1F2, 13 Watson Crescent, Edinburgh, EH11 1HB (“the Property”)

Parties:

Dr Shun Feng, Av. de l'Église-Catholique 11, Renens, Vaud, Switzerland, 1020 (“the Applicant”)

Mr Anas Abaline, 1F2, 13 Watson Crescent, Edinburgh, EH11 1HB (“the Respondent”)

Tribunal Members:

Nairn Young (Legal Member) and Helen Barclay (Ordinary 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 against the Respondent, alleged to be owed by him in terms of a private residential tenancy agreement with the Applicant. It called for case management discussion (‘CMD’) at 10am on 1 June 2026, by teleconference. The Applicant was on the call in-person. The Respondent was not on the call and was not represented. The commencement of the CMD was delayed by ten minutes, in case he was experiencing any technical problem; but there remained no contact from him.

Notification of the application and the date of the CMD was given to the Respondent by sheriff officers on 28 April 2026. The Tribunal was satisfied that he was aware of the case calling and had chosen not to appear. It was therefore fair to proceed in his absence.

- Findings in Fact

The facts on which the decision was made in this case were unopposed, and were as follows:

1. The Property is let to the Respondent and two other individuals by the Applicant in terms of a private residential tenancy with a start date of 5 August 2024.
2. In terms of the tenancy, rent of £1,400 was due on the 5th day of each month.
3. The Applicant and Respondent subsequently agreed a reduction of rent to amend the amount due each month to £1,300.
4. The tenants are jointly and severally liable for the rent.
5. As at 5 November 2025, the Respondent owed £5,270 in rent arrears.
6. Since that date, no payment towards those arrears has been made.

- Reasons for Decision

7. The Respondent owes the sum sought in this application to the Applicant, on the basis set out above. An order for payment of that amount should therefore be made.

- Decision

Order made for payment by the Respondent to the Applicant of the sum of FIVE THOUSAND, TWO HUNDRED AND SEVENTY POUNDS STERLING (£5,270).

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

1st June 2026

Date