



**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/25/5320**

**Re: Property at 6 Wester Coates Road, Edinburgh, EH12 5LU (“the Property”)**

**Parties:**

**Mr Saeed Iqbal Hashmi, Ms Danielle Frances Lobo, Villa 20b, Street 8a, Al Manara, Dubai, United Arab Emirates, United Arab Emirates (“the Applicants”)**

**Mr Feng Qi, Ms Zhenzhen Zheng, 3/10 McEwan Walk, Edinburgh, EH10 3FU (“the Respondents”)**

**Tribunal Members:**

**Richard Mill (Legal Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted a payment order against the Respondents in the sum of £6,215.41; subject to a time to pay direction requiring payment at a rate of £300 per month**

**Introduction**

This is an application under rule 111 and section 71 of the Private Housing (Tenancies) (Scotland) Act 2016. The CMD took place by teleconference on 19 June 2026 at 10.00 am. The applicants were represented by Ms Jessica Shek of Rettie & Co. The respondents joined the hearing and represented their own interests.

**Findings and Reasons**

The parties entered into a private residential tenancy which commenced on 25 September 2022. During the tenancy the respondents fell into rent arrears. The tenancy ended in January 2026.

The application is supported by a detailed account statement disclosing the sums of rent and other charges which fell due and the monies received. The tribunal found this credible and reliable and attached weight to it. The amount sought in this application is £8,225. Due to part payment of the arrears and recovery of the deposit the sum now outstanding is £6,215.41.

The applicants are entitled to recover arrears of rent under and in terms of the lease. The respondents have accepted the rent arrears which are sought to be recovered. They have explained their personal circumstances and made an application for a time to pay direction. They have set out their financial circumstances and each offer £150 (£300 in total) towards the arrears. The applicants rejected the offer but the Tribunal finds this to be reasonable. Payment at this rate will take 20 months to clear the debt.

### **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.**

# R Mill

19 June 2026

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Legal Member/Chair

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Date