



**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/26/0467

**Re: Property at 4 Flat 31, Lochend Butterfly Way, Edinburgh, EH7 5BF (“the
Property”)**

Parties:

**Places for People Homes Limited as Successors to Cityscape Edinburgh LLP, 1
Hay Avenue, Edinburgh, EH16 4RW (“the Applicant”)**

**Mr Michael Ehidiamen, 4 Flat 31, Lochend Butterfly Way, Edinburgh, EH7 5BF
 (“the Respondent”)**

Tribunal Members:

Alastair Houston (Legal Member) and Robert Buchan (Ordinary Member)

Decision

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order for payment of £15764.23 be made in favour
of the Applicant.**

1. Background

- 1.1 This is an application under rule 70 of the Chamber Rules whereby the Applicant sought an order for payment of rent that had gone unpaid during the course of a residential tenancy agreement between the parties. The application had been conjoined with the application reference FTS/HPC/EV/26/0461. The application was accompanied by, amongst other things, copies of a rent statement and the written tenancy agreement between the parties.
- 1.2 No written representations by the Respondents had been received by the Tribunal in advance of the Case Management Discussion. Prior to the Case Management Discussion, the Applicant lodged an application to amend the sum sought and provided an up to date rent statement.

2. The Case Management Discussion

2.1 The Case Management Discussion took place on 6 August 2026 by teleconference. The Applicant was represented by Mr Caldwell, solicitor. The Respondent appeared personally.

2.2 The Applicant's representative confirmed that the application was insisted upon. The arrears outstanding had reduced slightly from that specified in the application to amend the sum sought, given that a payment of £3000.00 had been received from the Respondent on 3 August 2026. The sum outstanding was £15764.23 and an order for payment in this sum was craved together with interest at the rate of 4%.

2.3 The Respondent did not dispute the arrears outstanding. The Tribunal indicated that it would adjourn to consider everything that was said in connection with the two conjoined applications.

3. Reasons For Decision

3.1 The sum sought by the Applicant was confirmed as being due and owing by the Respondent. The application sought interest at the rate of 4%. The tenancy agreement made no provision for interest to be awarded and, accordingly, the Tribunal ordered interest to be paid as sought as permitted by rule 41A of the Chamber Rules. In deciding it reasonable to award interest, the Tribunal noted the length of time that the Respondent had been in arrears and that the rate of interest sought was substantially less than the judicial rate of 8%.

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.

Alastair Houston

Legal Member/Chair

6 August 2026
Date

