



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 51 (1) of the Private Housing
(Tenancies) (Scotland)**

Chamber Ref: FTS/HPC/EV/26/0709

**Re: Property at 84 Cardowan Road, Stepps, Glasgow, G33 6AW (“the
Property”)**

Parties:

Mr John Strange, 1 Honeywell Drive, Glasgow, G33 6GG (“the Applicant”)

**Laura Taggart, 84 Cardowan Road, Stepps, Glasgow, G33 6AW (“the
Respondent”)**

Tribunal Members:

Andrew McLaughlin (Legal Member) and Elizabeth Williams (Ordinary Member)

Decision (in absence of the Respondent)

**[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) granted the Application and made an Eviction Order.**

The Case Management Discussion

[2] The Application called for a Case Management Discussion (“CMD”), by conference call at 10 am on 24 September 2026. The Applicant was represented by their letting agent, Mr Nixon. The Respondent was not in attendance. The Respondent had received competent intimation of the details of the Application and CMD by sheriff officers and so the Tribunal decided to proceed in the absence of the Respondents.

[3] Having heard from the Applicant and considered the whole facts and circumstances of the case, the Tribunal made the following findings in fact.

Findings in Fact

- a) *The Applicant let the Property to the Respondent by virtue of a Private Residential tenancy within the meaning of the Act;*
- b) *The Respondent fell into rent arrears*
- c) *The Applicant has made efforts to negotiate a payment plan and has signposted the Respondent to sources of financial support;*
- d) *The Applicant competently served a notice to leave under ground 12 of Schedule 3 of the Act. Ground 12 was established at the date of service of the notice to leave;*
- e) *At today's date the sum of £7,860.00 is lawfully due as rent arrears by the Respondent to the Applicant;*
- f) *The Applicant has complied with Section 11 of the Homelessness (etc) (Scotland) Act 2003 and The Rent Arrears Pre-Action Requirements (Coronavirus) (Scotland) Regulations 2020;*
- g) *The Respondent has failed to engage with the Tribunal process;*
- h) *There appears no prospect of the Respondent paying any rent or making good on any assurances to pay;*

Reasons for Decision

[4] Having made the above findings in fact, the Tribunal considered that the ground set out in the Notice to Leave was established. The Tribunal also considered that it was reasonable to make an Eviction Order. The Tribunal therefore granted the Application and made an Eviction Order.

Right of Appeal

[5] 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.

A McLaughlin

Legal Member/Chair

24 May 2026
Date