Housing and Property Chamber
First-tier Tribunal for Scotland

Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 33 of the Housing (Scotland) Act 1988 ("The Act")

Chamber Ref: FTS/HPC/EV/25/4074

Re: Property at 3/2, 493 Victoria Road, Queens Park, Glasgow, G42 8RL ("the Property")

Parties:

Commercial Estate, Network Rail Ltd, 151 St Vincent Street, Glasgow, G2 5NW ("the Applicant")

Mr Michael White, 3/2 493 Victoria Road, Queens Park, Glasgow, G42 8RL ("the Respondent")

Tribunal Members:

Andrew McLaughlin (Legal Member) and Mary Lyden (Ordinary Member)

Decision

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") granted the Application and made an Eviction Order subject to the provision that it may not be enforced prior to 27 February 2027.

Background

[2] The Applicant seeks an Eviction Order under Section 33 of the Act. The Application is accompanied by a copy of the relevant tenancy agreement; the relevant notice under Section 33 of the Act; the relevant notice to quit; the relevant notice under Section 11 of the Homelessness (etc) (Scotland) Act 2003 and proof of service.

[3] When the Application called for a Hearing at 10am on 28 October 2026 in Glasgow Tribunals Centre, the parties indicated that they had reached an agreed settlement

whereby the Tribunal was invited to make an Eviction Order subject to the provision that it may not be enforced prior to 27 February 2027. All parties expressly agreed to this. The Tribunal therefore considered that the tenancy had been validly ended by the requisite notice under Section 33 of the Act and that it was reasonable to make an Eviction Order subject to the provision that it may not be enforced prior to 27 February 2027.

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.

Andrew McLaughlin

Legal Member/Chair **Date: 28 October 2026**