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 71 of the Private Housing (Tenancies) (Scotland) Act 2016

Chamber Ref: FTS/HPC/CV/26/1504

Re: Property at 3/6, 460 Sauchiehall Street, Glasgow, G2 3HU ("the Property")

Parties:

WM Global Holdings Ltd, 21 Henry Hoare Drive, Milton Keynes, MK17 8BZ ("the Applicant")

Mr Euan McFadzean, 3/6, 460 Sauchiehall Street, Glasgow, G2 3HU ("the Respondent")

Tribunal Members:

Richard Mill (Legal Member) and Janine Green (Ordinary Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") granted an order against the Respondent for payment to the Applicant the sum of Ten Thousand Five Hundred Pounds (£10,500)

Introduction

These linked applications seek an eviction order and an order for payment in respect of rent arrears. The applications are under Sections 51 and 71 of the Private Housing (Tenancies) (Scotland) Act 2016.

The CMD took place by teleconference on 16 November 2026 at 10.00 am. The applicant was represented by Zosha Wittchen, Director of WM Global Holdings Limited. The respondent represented his own interests.

Findings and reasons

The parties entered into a private residential tenancy which commenced on 13 January 2025. The agreed rent in terms of the written lease was £875 per month.

The eviction proceedings is based upon arrears of rent and the ground relied upon is ground 12 of Schedule 3 to the 2016 Act

The applications are supported by an up to date detailed rent statement which reflects the arrears of rent relied upon. The tribunal found this a credible and reliable document and attached weight to it. The arrears currently stand in the sum of £10,500. The last payment of rent was made on 31 October 2025. The applicant is entitled to recover arrears of rent due under and in terms of the lease between the parties. The tribunal therefore granted a payment order against the respondents in the sum of £10,500. There is no opposition by the respondent and no application for a time to pay direction has been made.

The notice to leave is dated 16 February 2026 and stipulates that the earliest an application be submitted to the tribunal would be 26 March 2026. There is a Sheriff Officer's execution evidencing that the notice was served on 18 February 2026. Sufficient statutory notice was given as 28 days' notice was required.

The tribunal was satisfied that more than three consecutive months of rent remains unpaid by the respondent which establishes ground 12. The tribunal proceeded to consider the issue of reasonableness. The respondent did not oppose either application. He is 32 years of age, resides alone and is employed as an engineer with the Royal Navy. He has no disabilities or other vulnerabilities.

The tribunal found that the rent arrears pre-action requirements have been fulfilled by the applicant. The local authority has been served with a Section 11 Homelessness Notice. The local authority is under an obligation to provide alternative accommodation to the respondent.

In all of the circumstances the tribunal determined that it was reasonable to grant the eviction order sought by the applicant.

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.

16 November 2026

Legal Member/Chair **Date**