



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) Act 2016 (Act)

Chamber Ref: FTS/HPC/EV/20/0756

Re: Property at 8/7 Ferry Gait Place, Edinburgh, EH4 4GN (“the Property”)

Parties:

Mr Kashaf Azil, Mr Muhammad Yousaf Jamil, 2 Ross Way, Livingston, EH54 8LA; 58 Clovestone Park, Edinburgh, EH14 3EY (Applicants)

TC Young Solicitors, 7 West George Street, Glasgow, G2 1BA (Applicants’ Representatives)

Ms Lesley Horne, 8/7 Ferry Gait Place, Edinburgh, EH4 4GN (Respondent)

Tribunal Members:

Alan Strain (Legal Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application for eviction and recovery of possession be granted.

Background

This is an application under Rule 109 and section 51(1) of the Act for eviction and recovery of possession on Ground 12 of Schedule 3 to the Act.

The Tribunal had regard to the following documents:

1. Application received 2 March 2020;
2. Private Residential Tenancy Agreement (**PRTA**) commencing 23 May 2018;
3. Notice to Leave dated 8 November 2019;
4. Section 11 Notice to Local Authority;
5. Rent Arrears Statement as at 25 February 2020
6. Email serving Notice to Leave on Respondent dated 8 November 2019;
7. Email serving section 11 Notice dated 17 February 2020;

8. Certificate of Service of Tribunal CMD Notification on the Respondent by Sheriff Officers dated 6 July 2020;
9. Updated Schedule of Rent Arrears as at the date of the CMD.

Case Management Discussion (CMD)

The case called for a CMD by conference call on 7 August 2020. The Applicants did not participate but were represented by their Solicitor. The Respondent participated and was not represented.

The Applicants' Representative produced a Schedule of Rent Arrears as at the date of the CMD. It disclosed that the amount of arrears had reduced to £2,131 due to the Respondent paying towards the arrears.

The Respondent accepted that she was in arrears in the sum of £2,131 and offered to pay by instalments of £250 per week as detailed in her Time to Pay Application.

The Tribunal took time to carefully go through the Schedule of Rent Arrears with the Respondent and confirmed with her that she agreed the amount that was outstanding.

The Respondent did not wish an eviction order to be granted and would do what she could to stay in the Property and clear the arrears.

The Applicants' Representative informed the Tribunal that her instructions were to seek the eviction order.

The Tribunal ascertained from the Respondent that she was in full time employment and the arrears were not due to any delay or failure to make payment of a relevant benefit.

The Tribunal had regard to Ground 12 of Schedule 3 to the Act which provides:

Rent arrears

12(1) It is an eviction ground that the tenant has been in rent arrears for three or more consecutive months.

(2) The First-tier Tribunal must find that the ground named by sub-paragraph (1) applies if—

(a) at the beginning of the day on which the Tribunal first considers the application for an eviction order on its merits, the tenant—

(i) is in arrears of rent by an amount equal to or greater than the amount which would be payable as one month's rent under the tenancy on that day, and

(ii) has been in arrears of rent (by any amount) for a continuous period, up to and including that day, of three or more consecutive months, and

(b) the Tribunal is satisfied that the tenant's being in arrears of rent over that period is not wholly or partly a consequence of a delay or failure in the payment of a relevant benefit.

(3) The First-tier Tribunal may find that the ground named by sub-paragraph (1) applies if—

(a) for three or more consecutive months the tenant has been in arrears of rent, and

(b) the Tribunal is satisfied that it is reasonable on account of that fact to issue an eviction order.

(4) In deciding under sub-paragraph (3) whether it is reasonable to issue an eviction order, the Tribunal is to consider whether the tenant's being in arrears of rent over the period in question is wholly or partly a consequence of a delay or failure in the payment of a relevant benefit.

(5) For the purposes of this paragraph—

(a) references to a relevant benefit are to—

(i) a rent allowance or rent rebate under the [Housing Benefit \(General\) Regulations 1987 \(S.I. 1987/1971\)](#),

(ii) a payment on account awarded under regulation 91 of those Regulations,

(iii) universal credit, where the payment in question included (or ought to have included) an amount under section 11 of the Welfare Reform Act 2012 in respect of rent,

(iv) sums payable by virtue of section 73 of the Education (Scotland) Act 1980,

(b) references to delay or failure in the payment of a relevant benefit do not include any delay or failure so far as it is referable to an act or omission of the tenant.

The Tribunal then considered the documentary evidence it had received from the Parties and the matters that had been agreed. In so far as material the Tribunal made the following findings in fact:

1. The Parties let the subjects under a PRTA commencing 23 May 2018;
2. The monthly rent was £680;
3. Notice to Leave had been served on the Respondent on 8 November 2019;
4. As at the date of service of the Notice to Leave the Respondent was in arrears of rent in the sum of £3,833;
5. As at the date of the CMD the Respondent was in arrears of rent in the sum of £2,131;
6. The rental arrears were not due to any delay or failure in the payment of a relevant benefit;
7. Section 11 notification had been served on the local authority on 17 February 2020.

The Tribunal was satisfied that Ground 12 had been established and it had no discretion other than to grant the application for eviction and recovery of possession.

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.

A Strain

7 August 2020

Legal Member/Chair

Date