



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

Reference number: FTS/HPC/EV/24/0725

Order granted on 17 July 2024.

Re: Property at 62 Stock Avenue, Paisley PA2 6AS (“the Property”)

Parties:

Victor Zamfir, residing at Apt 60, Barclay House, West Langlands St, Kilmarnock, KA1 2PR (“the Applicant”)

Ms Joyce Osagie, residing at 62 Stock Avenue, Paisley PA2 6AS (“the Respondent”)

Tribunal Members:

Paul Doyle (Legal Member)
Tony Cain (Ordinary member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) makes an order for possession of the Property in terms of section 51(1) of the Private Housing (Tenancies)(Scotland) Act 2016 under Ground 1 of schedule 3 to the 2016 Act.

Background

The Applicant sought recovery of possession of the Property in terms of Section 51(1) of the Private Housing (Tenancies)(Scotland) Act 2016 (the "2016 Act"). On 13/02/2024 the Applicant lodged Form E with the Tribunal. The documents produced were a Notice to Leave served on 17/11/2023, and a Notice in terms of Section 11 of the Homelessness Etc. (Scotland) Act 2003. A copy land certificate was lodged with the Tribunal which showed that the applicant is the heritable proprietor of the Property.

Case Management Discussion

A case management discussion took place by telephone conference at 10.00am on 17/07/2024. The Applicant was represented by Ms K Matejeo, of N&L Properties Scotland Ltd. The respondent was present and not represented.

Findings in Fact

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a Private Residential Tenancy Agreement for the Property on 17/09/2021.
2. On 17/11/2023 the Applicant served a Notice to Leave on the Respondent. The Applicant wants to sell the Property.
3. In May 2023, the Applicant instructed Glasgow Law Practice and Allen & Harris, Estate Agents, to market the Property for sale.
4. On 13/02/2024, the Applicant submitted their application to the tribunal.
5. The Respondent does not oppose the application. She has already made an application to the local authority for alternative housing. The local authority will not prioritise her application for housing until an order for eviction is granted. The local authority will give the respondent's application for housing priority when an eviction order is made.
6. The Property has two bedrooms. The Respondent lives there alone. The Respondent is employed as a carer. She is a healthy, independent, adult who can arrange alternative accommodation. The respondent will be able to accept an offer of standard accommodation from the local authority.

Reasons for the Decision

7. We balance the interests of the parties. The applicant wants to sell the property. The Respondent does not offer opposition to the application.
8. The Applicant seeks recovery of possession of the Property in terms of Ground 1 of part 1 of schedule 3 to the 2016 Act. On the facts as we find them to be, the Applicant
 - (a) is entitled to sell the let property,
 - (b) intends to sell the Property for market value within 3 months of the tenant ceasing to occupy it, and
 - (c) the Tribunal is satisfied that it is reasonable to issue an eviction order on account of those facts.

9. The weight of reliable evidence indicates that it is reasonable to grant an order for repossession of the Property.

10. The Tribunal determined to make an Order for possession of the Property in terms of section 51(1) of the Private Housing (Tenancies)(Scotland) Act 2016. The basis for possession set out in Ground 1 of part 1 of schedule 3 to the 2016 Act is established. The Respondent offers no defence to the application. It is reasonable to order repossession of the property. For these reasons, the Tribunal determined to grant an Order for possession.

Decision

For the foregoing reasons, the Tribunal determined to make an Order for possession of the Property in terms of section 51(1) of the Private Housing (Tenancies)(Scotland) Act 2016 under Ground 1 of part 1 of schedule 3 to the 2016 Act.

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.

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

Paul Doyle

Legal Member

17 July 2024