



**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**

**Chamber Ref: FTS/HPC/EV/24/2364**

**Re: Property at 31 Grange Road, Arbroath, DD11 4EG (“the Property”)**

**Parties:**

**HMF Properties Limited, 19 Jenny Gray Place, Lochgelly, Fife, KY5 9BF (“the Applicant”)**

**Mr Ronny Doyle, UNKNOWN, UNKNOWN (“the Respondent”)**

**Tribunal Members:**

**Mark Thorley (Legal Member) and Janine Green (Ordinary Member)**

**Decision (in absence of the Respondent)**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order evicting the Respondent from the property be granted.**

- Background

The Applicant applied by application dated 22 May 2024 seeking an order of eviction. The application was accepted for determination on 10 July 2014. Service of the application was attempted by sheriff officers who established that the Respondent was not in the property and service then proceeded by advertisement.

- The Case Management Discussion

At the Case Management Discussion there was no appearance by or for the Respondent, Ms McPherson attended for the Applicant.

Ms McPherson confirmed that there had been no payment of rent in 15 months and that arrears of rent were over £6000.00. Attempts had been made to engage the Respondent without success.

- Findings in Fact

1. The parties entered in to a private residential tenancy agreement for the rent of the property with a monthly rent of £350 and a commencement date of 14 April 2021.
2. At the time of application the Applicant was in rent arrears of more than 3 consecutive months.
3. At the time of the Case Management Discussion the Respondent had not paid rent for 15 months and was in arrears of rent in excess of £6000.00.

- Reasons for Decision

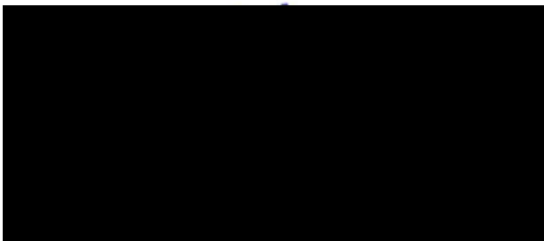
The paperwork lodged with the application confirmed the rent arrears position. The Applicant's representative confirmed the position at the Case Management Discussion. There was no opposition from the Respondent. The Tribunal accepted the position of the Applicant

- Decision

To grant an order of eviction.

### **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.**



**15<sup>th</sup> November 2024**

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Date