



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 51 of the Private Housing (Tenancies) (Scotland) Act 2016**

**Chamber Ref: FTS/HPC/EV/24/1020**

**Re: Property at 19b Glover Street, Perth, PH2 0JP (“the Property”)**

**Parties:**

**Miss Katie Hill, c/o Folda House, Folda, Glenisla, Blairgowrie, PH11 8QN (“the Applicant”)**

**Ms Amie Wilson, Mr Reagin Hamilton, 19b Glover Street, Perth, PH2 0JP; 19b Glover Street, Perth, PH2 0JP (“the Respondents”)**

**Tribunal Members:**

**Andrew Upton (Legal Member) and Elizabeth Williams (Ordinary Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an eviction order should be granted under Ground 4 (Landlord intends to live in the property), and the Private Residential Tenancy shall end on 21 March 2025.**

**Statement of Reasons**

1. This Application called for a Hearing on 17 February 2025 by teleconference call. The Applicant was present on the call and supported by Ms O’Connor. The Second Named Respondent, Mr Hamilton, was present on the call.
2. In this Application the Applicant seeks an eviction order under Ground 4 for eviction, as set out in Schedule 3 to the Private Housing (Tenancies) (Scotland) Act 2016. She says that she intends to live in the Property. At the Case Management Discussion on 2 July 2024, the Applicant explained that she had taken up employment as part of the crew of a boat, but that she now wished to return to the UK for employment. The Applicant confirmed at the Hearing that this remained her intention.

3. Mr Hamilton confirmed that, having reflected on the Applicant's position as explained at the CMD, the Respondents no longer disputed that she intended to live in the Property or that it was reasonable to grant the eviction order. He explained that the Respondents were content to move, but that they would not be rehoused until an eviction order had been granted.
4. In light of the Respondents' concession, the Tribunal was satisfied that the Applicant intended to live in the Property and that it was reasonable to grant the eviction order.
5. For the purposes of section 51(4) of the 2016 Act, the Private Residential Tenancy between the Parties will end on 21 March 2025.

### **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 Upton

17<sup>th</sup> February 2025

Legal Member/Chair

Date