



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 33 of the Housing (Scotland) Act 1988 (“The Act”)

Chamber Ref: FTS/HPC/EV/24/5527

Re: Property at 27 Everard Court, Glasgow, G21 1XR (“the Property”)

Parties:

Mr Cameron Douglas, 12 Skylands Rise, Hamilton, ML3 8TS (“the Applicant”)

Ms Sarah Lamb, 27 Everard Court, Glasgow, G21 1XR (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member) and Gerard Darroch (Ordinary Member)

Decision

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted the Application and made an Eviction Order subject to the provision that it may not be enforced until 6 September 2025.

Background

[2] The Applicant seeks an Eviction Order under Section 33 of the Act. The relevant notice under Section 33 and a Notice to Quit have been served on the Respondent. The Application was accompanied by a copy of the relevant tenancy agreement; the relevant notice under Section 11 of the *Homelessness (etc) (Scotland) Act 2003*; the notice served under Section 33 of the Act; the relevant notice to quit and proof of service of both notices.

The Case Management Discussion

[3] The Application called for a Case Management Discussion (“CMD”) by conference call at 2pm on 6 June 2025. The Applicant was represented by Ms Callaghan of TC Young. The Respondent was represented by Ms Stafford of Legal Services Agency.

[4] After discussing matters, all parties agreed that they would be content for the Tribunal to grant an Eviction Order today but subject to the provision that it may not be enforced until 6 September 2025.

[5] Having heard from parties, the Tribunal made the following findings in fact:

Findings in Fact

1. *The parties entered into a tenancy agreement whereby the Applicant let the Property to the Respondent on a Short-Assured Tenancy Agreement within the meaning of the Act;*
2. *The Applicant competently served a notice under Section 33 of the Act and a notice to quit which competently ended the contractual tenancy agreement between the parties;*
3. *The Applicant has complied with Section 11 of the Homelessness (etc) (Scotland) Act 2003;*
4. *The Respondent has agreed to vacate the Property on the provision that the Eviction Order may not be enforced before 6 September 2025.*

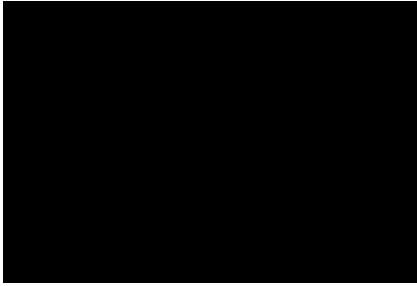
Reasons for Decision

[6] Having made the above findings in fact, the Tribunal considered that the tenancy had been ended under Section 33 of the Act. It was also reasonable to grant the Eviction Order. The Tribunal therefore granted the Application and made an Eviction Order subject to the provision that it may not be enforced until 6 September 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.



Date: 6 June 2025