

Housing and Property Chamber

First-tier Tribunal for Scotland



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/24/4802

Re: Property at 63 Springfield Square, Bishopbriggs, G64 1PU (“the Property”)

Parties:

**Mr Niall Ronnie, 23 Kessington Rd, Bishopbriggs, G64 2HL (“the Applicant”)
and**

Miss Kelsie Skillen, 63 Springfield Square, Bishopbriggs, G64 1PU (“the Respondent”)

Tribunal Members:

**G McWilliams- Legal Member
E Williams - Ordinary Member**

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined as follows:

Background

1. This Application, contained in papers lodged with the Tribunal, was brought in terms of Rule 109 (Application for an eviction order) of The First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 (“the 2017 Rules”).
2. The Applicant, Mr Ronnie, had provided the Tribunal, in his Application, with copies of the parties’ Private Residential Tenancy Agreement (“the PRT”), the Notice to Leave (“NTL”) served on the Respondent and the Section 11 (Homelessness Etc. (Scotland) Act 2003) Notice intimated to East Dunbartonshire Council. All of these documents and forms had been correctly and validly prepared in terms of the provisions of the relevant legislation, and the procedures set out in the legislation had been correctly followed and applied.

3. The Respondent, Miss Skillen, had been validly served by Sheriff Officers with the Notification of Hearing, Application papers and Guidance Notes from the Tribunal on 27th August 2025, and the Sheriff Officers' Certificate of Intimation was produced.

Case Management Discussion on 10th October 2025

4. A Case Management Discussion ("CMD") proceeded remotely by telephone conference call at 2pm on 10th October 2025. Mr Ronnie and Miss Skillen attended. Miss Skillen's mother, Ms S Skillen, also attended to support her daughter.
5. Mr Ronnie referred to the Application papers and stated that he wants to move into the Property, a flat with one bedroom, as soon as possible. He said that, following the breakdown of his marriage last year, he has been staying sometimes with his elderly mother and other times with friends. He referred to an email he had sent to the Tribunal's office, on 2nd June 2025, and said that he has also been suffering serious ill-health.
6. Miss Skillen said that she has been residing alone in the Property. She stated that she has submitted an application for alternative housing to her local authority. She said that she has been told by the authority that her application will be processed after an eviction order has been granted. Miss Skillen stated that she consents to the grant of an eviction order and that she was now ready to move on.

Statement of Reasons

7. In terms of Section 51 of the Private Housing (Tenancies) (Scotland) Act 2016 ("the 2016 Act") the Tribunal is to issue an eviction order under a private residential tenancy if, on application by a landlord, it finds that one of the eviction grounds named in Schedule 3 applies.
8. Schedule 3 (4) (1) of the 2016 Act provides that it is an eviction ground that the landlord intends to live in the let Property.
9. The Tribunal considered the Application papers, including the PRT, NTL and supporting papers. The Tribunal also considered the statements and submissions made by Mr Ronnie and Miss Skillen. Having done so the Tribunal found in fact that Mr Ronnie seeks to recover possession of the Property so that he can live there and found in law that Ground 4 in Schedule 3 to the 2016 Act is satisfied. Given that Mr Ronnie and Miss Skillen seek the grant of an eviction order as soon as possible the Tribunal also found that it is reasonable to make such an order.

Decision

10. The Tribunal therefore makes an eviction order as sought in this Application. The order cannot be enforced before 12noon on 10th November 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.

G.McWilliams

10th October 2025

Tribunal Legal Member

Date