



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/25/0654

Re: Property at 20 Innerwick Drive, Glasgow, G52 2HZ (“the Property”)

Parties:

Mr Jeremy Spence, 3 Wallace Avenue, Musselburgh, EH21 8BZ (“the Applicant”)

Mr Chanan Singh, 20 Innerwick Drive, Glasgow, G52 2HZ (“the Respondent”)

Tribunal Members:

Mark Thorley (Legal Member) and Elaine Munroe (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order of eviction be granted.

- Background

The applicant applied to the tribunal for an order of eviction at the applicant intends to sell the property. The application was dated 17th February 2025. The application was accompanied by an unsigned tenancy agreement notice to leave in proof of service, section 11 not a classical city council, affidavit of Mr J Spence and letter from Cowan and Co Solicitors

The application was accepted for determination on 9th June 2025. The application was served by sheriff officers on 7th October 2025. No written response was received from the respondent.

- The Case Management Discussion

At the case management discussion Mr Maguire appeared on behalf of the applicant. The applicant also attended. There was no appearance by or for the respondent.

There was a helpful affidavit that had been lodged by the applicant setting out the basis upon which he sought to sell the property. There was no contradictory evidence lodged.

- Findings in Fact

1. The property at 20 Innerwick Drive, Glasgow was previously let to the respondent son.
2. The respondents took occupation of the property but did not sign any lease.
3. The applicant is living in Musselburgh in East Lothian with his partner. He is living in a property owned by his partner.
4. The applicant wishes to sell the property in Glasgow in order that he and his partner can buy a new property. Only £30,000 of equity in the property in Glasgow.
5. The applicant does intend to sell the property

- Reasons for Decision

The application was accompanied by all the relevant paperwork and included an affidavit of the applicant. The applicant was not a professional landlord. Applicant had relocated to East Lothian. The applicant was living with a partner in her house and the intention was that the applicant together with his partner would purchase a property. In order to do that the applicant wished to sell the property that he owned in Glasgow. The tribunal accepted the evidence that was contained within the written documentation and supported by the oral submissions made at the case management discussion. No contradictory evidence was provided by the respondent

- Decision

To make 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.

Mark Thorley

Mark Thorley

12 November 2025

Legal Member/Chair

Date