



**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/24/4303

**Re: Property at 0/1, 1425 Paisley Road West, Cardonald, Glasgow, G52 1SU
 (“the Property”)**

Parties:

**Mr Mirza Beg, 12 St. Clair Avenue, Giffnock, Glasgow, G46 7QH (“the
Applicant”)**

**Miss Charanjit Kaur, 0/1, 1425 Paisley Road West, Cardonald, Glasgow, G52
1SU (“the Respondent”)**

Tribunal Members:

Andrew McLaughlin (Legal Member) and Sandra Brydon (Ordinary Member)

Decision (in absence of the Respondent)

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted the Application and made an Eviction Order.

Background

[2] The Applicant seeks an Eviction Order under Section 33 of the Act. The Application is accompanied by a copy of the relevant tenancy agreement; the relevant notice under Section 33 of the Act; the relevant notice to quit; the relevant notice under Section 11 of the Homelessness (etc) (Scotland) Act 2003 and proof of service.

The Case Management Discussion

[3] The Application called for a Case Management Discussion (CMD) by conference call at 10 am on 8 December 2025. The Applicant was represented by Ms Burr from DJ Alexander. There was no appearance by or on behalf of the Respondent. The Application and information about how to join the conference call had been served on

the Respondent by Sheriff Officers. The Tribunal therefore decided to proceed in the absence of the Respondent. The Respondent had also appeared at a previous CMD. That CMD had been adjourned to allow an interpreter to be present. There was an interpreter at today's CMD. The Tribunal kept the call line open in case the Respondent was late. By the time the CMD had concluded at around 10.25 am, the Respondent had still not attempted to join.

[4] The Tribunal was addressed on the Application by Ms Burr. The Tribunal carefully considered the reasonableness or otherwise of granting the Application. The Respondent was thought to live alone and had failed to engage with Ms Burr's attempts to communicate with her.

Findings in Fact

1. *The Applicant let the Property to the Respondent by virtue of a Short-Assured Tenancy within the meaning of the Act;*
2. *The Applicant competently ended the tenancy by competently serving a notice under Section 33 of the Act and a notice to quit;*
3. *The Applicant has served the requisite notice under Section 11 of the Homelessness (etc) (Scotland) Act 2003;*
4. *The Applicant wishes to sell the Property.*
5. *The Respondent has not adequately engaged with the Tribunal process.*

Reasons for Decision

[5] Having made the above findings in fact, the Tribunal found that the tenancy had been validly ended under Section 33 of the Act and that it was reasonable to make an Eviction Order. The Tribunal therefore granted the Application. The Tribunal noted that the Respondent had received service of the notices over a year ago. The Tribunal considered that the Respondent would have had plenty of time to engage with advice services and submit representations notwithstanding any language issues.

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 McLaughlin

Legal Member/Chair

8 December 2025

Date