

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

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**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/25/1384**

**Re: Property at 74 Crowhill Street, Glasgow, G22 6SS (“the Property”)**

**Parties:**

**Amina Mohamed, 24 John Dutton Way, Kent, TN24 9PW (“the Applicant”)**

**Denise Gallagher, 74 Crowhill Street, Glasgow, G22 6SS (“the Respondent”)**

**Tribunal Members:**

**Richard Mill (Legal Member) and Gordon Laurie (Ordinary Member)**

**Decision (in absence of the Respondent)**

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

**Introduction**

This application seeks an eviction order and is under Rule 109 and Section 51 of the Private Housing (Tenancies) (Scotland) Act 2016. Intimation of the application and of the Case Management Discussion (CMD) was effected upon the respondent by Sheriff Officers on 13 October 2025.

The CMD took place by teleconference on 18 November 2025 at 2.00 pm. The applicant was represented by Mrs Sarah Gallagher of Let Property Management. The respondent failed to participate in the hearing.

**Findings and Reasons**

The property is 74 Crowhill Street, Glasgow G22 6SS. The applicant is Ms Amina Mohamed who is the heritable proprietor and registered landlord. The respondent is Ms Denise Gallagher who is the tenant. The parties entered into a private residential tenancy which commenced on 31 January 2024. The agreed rent in terms of the written lease was £600.00 per month.

The current eviction proceedings are based upon arrears of rent and the ground relied upon is ground 12 of Schedule 3 to the 2016 Act, namely that the respondent is in rent arrears over three consecutive months.

The tribunal found that the notice to leave upon which the eviction application proceeds is valid. It is dated 18 February 2025. The notice states an application will not be submitted to the tribunal for an eviction before 21 March 2025. There is evidence that the notice was served by email on 18 February 2025. The required statutory notice period of 28 days was given.

The rent statement which accompanies the application discloses an outstanding balance of £4,025 on 1 April 2025. The tribunal found this a credible and reliable document and attached weight to it. The arrears have now increased to £8,750 as at the date of the hearing today. No rent has been paid since January 2025. The tribunal was satisfied that more than three consecutive months of rent remains unpaid by the respondent. This establishes ground 12.

The tribunal proceeded to consider the issue of reasonableness. Little is known about the personal circumstances of the respondent as she has failed to engage meaningfully with the applicant's agent. She is believed to stay in the property alone and has no known disabilities or other vulnerabilities. The rent arrears pre-action requirements have been complied with. The absence of rent being paid is adversely affecting the applicant's financial circumstances. The respondent has not opposed the application and briefly messaged the applicant's representative earlier on the day of the hearing advising that she would not be attending the hearing, that she was apologising for the circumstances and wishes to be advised when she had to remove.

The local authority has been advised of the eviction proceedings with a section 11 homelessness notice having been issued. In the event of an eviction order being granted the local authority will make alternative accommodation available to the respondent.

In all the circumstances the tribunal determined that it was reasonable to grant the eviction order.

### **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.**

**Legal Member/Chair :**

Richard Mill

**Date: 18 November 2025**