



**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/25/1523

**Re: Property at 6 Tarbothill Court, Tarbothill Road, Aberdeen, AB22 8JP (“the
Property”)**

Parties:

Hillcrest Enterprises, 1 Explorer Road, Dundee, DD2 1EG (“the Applicant”)

Miss Romanie Jane Stewart Hauzaree, Unknown, Unknown (“the Respondent”)

Tribunal Members:

Mark Thorley (Legal Member) and Eileen Shand (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 by application dated 9th April 2025. The application was accompanied by a variety of documents including the private residential tenancy agreement together with other documents showing that the respondent was not in the property but also establishing the outstanding rent for the property.

Service of the application was made on the respondent by advertisement.

No written response was received from the respondent

- The Case Management Discussion

At the case management discussion Ms Donnelly attended on behalf of the applicant. There was no appearance by or for the respondent.

Ms Donnelly was able to advise that the property still appeared to be empty. There had been a period of time in March and April 2025 when it appeared that the appellant's brother may have been occupying the property. The property appeared empty now. Information had been provided through social media posts that the respondent was in fact in Dubai.

Rent had not been received for some significant period of time. At the time of the application the arrears were over £5000. At the current date the arrears were over £9000.

Payment made was on the 18th of October 2024 by way of universal credit in the sum of £475.

- Findings in Fact

1. The parties entered into a private residential tenancy agreement with a commencement date of 10 April 2023 and with rent due at that time of £635 per calendar month.
2. The rent had increased to the sum of £704 74 with effect from 1 August 2024.
3. The applicant was no longer living in the property and it appeared had not been living in the property since about October 2024.
4. The rent outstanding at the time of the hearing was £9501.63.
5. There were significantly more than three months of rental income due.
6. The respondent had abandoned the property.
7. The respondent had been in more than three months consecutive rental arrears.

- Reasons for Decision

There was a significant amount of paperwork lodged in advance of the hearing. This included a sheriff officer's report indicating that the respondent was not living in the property. There was a rent statement at the time of application confirming that the respondent was in arrears of rent of more than £5000. Documentation was lodged prior to the hearing showing that the respondent was in arrears of rent of approximately £9500. No payment had been made to rent since October 2024. The respondent was in significantly more than 3 months of consecutive rent arrears.

The tribunal accepted this evidence and the oral evidence provided on behalf of the applicant.

The respondent had not lodged any written response and did not attend or was represented at the case management discussion. There was no contradictor to the evidence provided.

- Decision
- To grant 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

Legal Member/Chair

Date: 16/10/2025