



**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/24/5759**

**Re: Property at 169 Redburn, Bonhill, Alexandria, G83 9BT ("the Property")**

**Parties:**

**Ms Gemma Knight, 21 Plover Close, Southampton, Hampshire S016 8EU and Mr Mark Homan, 23 Woodham Way, Woking, Surrey, GU21 5SW ("the Applicants")**

**Miss Caitlin Rolle, 169 Redburn, Bonhill, Alexandria, G83 9BT ("the Respondent")**

**Tribunal Members:**

**Gillian Buchanan (Legal Member) and Helen Barclay (Ordinary Member)**

**Decision**

At the Case Management Discussion ("CMD"), which took place by telephone conference on 17 December 2025, the Applicant was not in attendance but was represented by Ms Chanel McNee of Principal Investment Lets. The Respondent was also present.

**The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") determined that**

**Background**

The Tribunal noted the following background:-

- i. The Applicant is the heritable proprietor of the Property.
- ii. The Applicant leased the Property to the Respondent in terms of a Private Residential Tenancy Agreement ("the PRT") that commenced on 18 August 2023.
- iii. On 8 November 2024, the Applicant's agent served on the Respondent by email a Notice to Leave under Ground 11 of Schedule 3 of the Private Housing (Tenancies)(Scotland) Act 2016 requiring the Respondent remove from the Property by 10 December 2024 failing which eviction proceedings would be raised before the Tribunal.
- iv. The Applicant's agent has served on West Dunbartonshire Council a Notice under Section 11 of the Homelessness etc (Scotland) Act 2003.

### **The CMD**

At the outset of CMD Ms McNee for the Applicant confirmed that an eviction order is still being sought. She said they had worked closely with the Respondent to try to help support the tenancy. However, issues of repairs and safety now required attention. There are no rent arrears.

The Respondent thereafter made the following oral submissions in response to questions from the Tribunal:-

- i. She spoke to the Council in December 2024 after the Notice to Leave was served.
- ii. The Council indicated it could not help with allocating housing until an eviction order had been granted.
- iii. The Council said it might take 2 years for accommodation to become available.
- iv. The Council indicated that once an eviction order had been granted the Respondent would be allocated temporary accommodation.
- v. She has six children aged 19, 16, 15, 13, 5 and 3 years of age.
- vi. Her eldest child is at Glasgow University.
- vii. She requires a house with 4 bedrooms.
- viii. Her partner moved out in August this year and they are now separated.
- ix. She wants to be accommodated in the public sector.
- x. She is happy with the Council moving her and her family to temporary accommodation on an interim basis.
- xi. She consents to an eviction order being granted.

### **Reasons for Decision**

The parties were agreed that an eviction order should be granted against the Respondent in favour of the Applicant. The Tribunal highlighted the timing of an eviction order being issued which the Respondent was content with.

### **Decision**

The Tribunal grants an eviction order against the Respondent in favour of the Applicant.

### **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.**

Gillian Buchanan

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Legal Member/Chair

17 December 2025  
Date

