

Housing and Property Chamber
First-tier Tribunal for Scotland



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 (“The Act”)

Chamber Ref: FTS/HPC/EV/25/2300

Re: Property at 11 Lammermoor Court, Glenrothes, KY6 2PL (“the Property”)

Parties:

Mr Andrew Airlie, 2 Palace Gardens, Mansfield, NG21 9FY (“the Applicant”)

Ms Georgia McLean, 11 Lammermoor Court, Glenrothes, KY6 2PL (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member) and Elaine Munroe (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 ground 1 of Schedule 3 of the Act. The Application is accompanied by a copy of the tenancy agreement and the notice to leave with proof of service. The relevant notice under Section 11 of the Homelessness (etc) (Scotland) Act 2003 is also produced.

The Case Management Discussion

[3] The Application called for a Case Management Discussion (CMD) by conference call at 10am on 14 January 2026. The Applicant was represented by their letting agent, Ms Barr. The Respondent was neither present nor represented. On the basis that the Application and information about the details of the conference call had been served on

the Respondent by Sheriff Officers, the Tribunal decided to proceed in the absence of the Respondent. The Tribunal discussed the Application with Ms Barr She explained that the Applicant wished to sell the Property to release capital to ease financial pressures. She explained that the Respondent lived in the Property with no dependents and had no health or well-being issues. Having considered the documentation and having heard from the Applicant's representative, the Tribunal made the following findings in fact.

Findings in Fact

1. *The Applicant let the property to the Respondent by virtue of a Private Residential Tenancy Agreement within the meaning of the Act.*
2. *The Applicant now wishes to sell the Property.*
3. *The Applicant has competently served a notice to leave under ground 1 on the Respondent.*
4. *The Applicant has complied with Section 11 of the Homelessness (etc) (Scotland) Act 2003.*
5. *The Respondent has no health or well being issues and the Property has not been especially adapted for her needs.*

Reasons for Decision

[4] Having made the above findings in fact, the Tribunal considered that ground 1 of Schedule 3 of the Act was established and that it was reasonable to make an Eviction Order. The Tribunal granted the Application made an 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.

Andrew McLaughlin

Legal Member/Chair

14 January 2026

Date

