



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 18(1) of the Housing (Scotland)
Act 1988**

Chamber Ref: FTS/HPC/EV/25/3554

Re: Property at 80 Green Road, Paisley, PA2 9AQ ("the Property")

Parties:

Ms Jacqueline Conrathe, Moorpark House, Kilbirnie, Ayrshire, KA25 7LD ("the Applicant")

Mr Christopher Farrell, 80 Green Road, Paisley, PA2 9AQ ("the Respondent")

Tribunal Members:

Mark Thorley (Legal Member) and Ahsan Khan (Ordinary Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") determined that an Order of Eviction be granted against the Respondent for the property at 80 Green Road, Paisley, PA2 9AQ.

- **Background**
 1. The Applicant applied to the First-Tier Tribunal for Scotland by application dated 19 August 2025.
 2. Accompanying the application was a copy of the Tenancy Agreement, rent statement, first rent letter sent to the Respondent dated 4 February 2025, second rent statement sent to the Respondent dated 11 February 2025, third rent statement sent to the Respondent dated 19 February 2025, bank statements of the Applicant detailing payments made between 2017 and 2023, AT6 dated 15 July 2025, Certificate of Intimation of AT6, Section 11 Notice and proof of postage of Section 11 Notice and email to Renfrewshire Council with Section 11 Notice.

3. This is a tenancy that was to commence on 5 March 2017 with rent payable at the rate of Four Hundred and Ninety Five Pounds (£495) per month. At the time of application, arrears were Fifteen Thousand, Eight Hundred and Seventy Pounds (£15,870).
4. Eviction grounds were sought under Grounds 11 and 12.
5. The application was accepted for determination on 20 August 2025.
6. The application was served by depositing on 31 October 2025.
7. No written representations were received.

- **The Case Management Discussion**

1. At the case management discussion, the Applicant's solicitor, Mr Donnelly, attended, along with the Respondent.
2. The Respondent set out that he should not be evicted on the basis that he and his wife stayed in the Property. There had been problems with the shower. There had been leaking water from under the shower, hand washing basin and toilet. The Applicant had failed to attend to these. The Respondent had repeatedly contacted her to no avail.
3. The Respondent did accept that, at the time when he said that the problems with the shower room began, in May 2022, he was already in significant arrears of rent.
4. The Respondent also acknowledged that, following upon the pre-action letters being sent, the AT6 and the application by the Tribunal, he had not made any written response.
5. The Respondent also acknowledged the arrears of rent.

- **Findings in Fact**

1. The parties entered into a Tenancy Agreement for the rental of the Property at 80 Green Road, Paisley, PA2 9AQ. The Tenancy Agreement was dated 5 August 2016 and 3 March 2017.
2. Rent was to be paid at the rate of Four Hundred and Ninety Five Pounds (£495) per month.
3. As at the date of the lodging of the application, rent arrears amounted to Fifteen Thousand, Eight Hundred and Seventy Pounds (£15,870).
4. As at the date of the case management discussion, rent arrears stood at Seventeen Thousand, Eight Hundred and Fifty Pounds (£17,850). No payments had been made since July 2023.

- **Reasons for Decision**

1. The Respondent acknowledged the outstanding amount of rent. No payment of rent had been made since July 2023. Although the Respondent set out that there had been problems with the shower unit, he had received three prelitigation rent reminder letters, he had received an AT6 and then had also received an application for the Tribunal. He had responded to none of these.
2. He had set out that at the time of the problems with the shower room, he was already in rent arrears.
3. This was a huge amount of rent arrears.
4. In addition to that, the Respondent did not set out that he had withheld the rent. He did not have the amount of rent outstanding.
5. He had not lodged any communication with the Applicant.
6. The Tribunal concluded that, standing the amount of arrears, it was reasonable to evict the Respondent.

- **Decision**

1. To grant an Order for Eviction of the Respondent from the Property.

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

5 January 2026

Legal Member

Date