



Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 26 of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 ('The Procedure Rules') in relation to an application for eviction/ possession of a Rented Property in terms of Rule 109 of the Procedure Rules.

Chamber Ref: FTS/HPC/EV/25/1331

Re: 57/8, Moredun Park View, Edinburgh, EH17 7NB ("the Property")

Parties:

Sharon Stevens residing at 170 Alnwickhill Road, Edinburgh, EH16 6NG ("the Applicant")

Splendid Property Management ("the Applicant's Representative")

Michelle Goldie, residing at 57/8, Moredun Park View, Edinburgh, EH17 7NB ("the Respondent")

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

Tribunal Members: Jacqui Taylor (Legal Member) and Helen Barclay (Ordinary Member)

1. Background

1.1. The Applicant submitted an application to the Tribunal for eviction/ possession of the Rented Property under section 51(1) of the Private Housing Tenancies (Scotland) Act 2016, in terms of Rule 109 of the Procedure Rules.

1.2 The application was dated 28th March 2025. The application stated that the ground for eviction was as follows:

'Ground 12: tenant has owed some rent for 3 consecutive months.'

1.3 Documents lodged with the Tribunal were:-

- Private Residential Tenancy Agreement between the parties dated 5th September 2018.
- A rent statement dated 24th February 2025 for the period 4th March 2024 to 3rd February 2025.
- A rent statement for the period 1st March 2024 to 1st April 2025 showing rent arrears of £4500.
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- Notice to Leave dated 24th February 2025 advising the Respondent that an application for an eviction order on the ground that there has been rent arrears over three consecutive months will not be submitted to the Tribunal before 27th March 2025.
- A copy of an email dated 24th February 2025 to the Respondent sending her the Notice to Leave.
- A copy of the Email from the Applicants Representative to the Council dated 23rd April 2025 advising that they are applying to the Tribunal for an eviction due to rent arrears of £3650.
- A copy of the email from Des Stevens to the Tribunal dated 5th May 2025 confirming that he authorised his wife Sharon Stevens to be the sole landlord.

2. By Notice of Acceptance by Jacqui Taylor, Convener of the Tribunal, dated 25th August 2025 she intimated that she had decided to refer the application (which application paperwork comprises documents received between 28th March 2025 and 6th August 2025) to a Tribunal.

3. Case Management Discussion

This case called for a conference call Case management Discussion (CMD) at 10.00 on 11th February 2026.

The parties did not attend and they were not represented.

The Applicant's Representative had been notified of the CMD by email from the Tribunal administration dated 17th December 2025.

The Respondent did not attend and was not represented. She had been notified of the CMD by Dale Barrett, Sheriff Officer on 18th December 2025. The Tribunal were content to proceed with the CMD as the requirements of Tribunal Rule 29 had been satisfied.

4. Decision.

As neither the Applicants nor the Applicants' Representative attended the CMD and they did not apply to the Tribunal for a postponement the Tribunal dismisses the application in terms of Procedure Rule 27 as they failed to cooperate with the Tribunal by not attending the CMD.

5. 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.

J. Taylor

Legal Member

11th February 2026