

Housing and Property Chamber

First-tier Tribunal for Scotland



Decisions with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Sections 51 and 71 of the Private Housing (Tenancies) (Scotland) Act 2016

Chamber Reference Nos: FTS/HPC/EV/25/2918 and FTS/HPC/CV/25/1454

Re: Property at 31 Cotlaws, Kirkliston, EH29 9DR (“the Property”)

Parties:

Ms Jurgita Friis-Jorgensen, Villa Cardo, Estrada Municipal U 537, Caixa postal 921-k, Praia Da Luz, Algarve, Portugal (“the Applicant”) and

Northwood Edinburgh, 13 Comely Bank Road, Stockbridge, Edinburgh, EH4 1DR (“the Applicant’s Representative”) and

Mr Maciej Luza, 31 Cotlaws, Kirkliston, EH29 9DR (“the Respondent”) and

Community Help and Advice Initiative (CHAI), 28 Westfield Avenue, Edinburgh, EH11 2QH (“the Respondent’s Representative”)

Tribunal Members:

G McWilliams- Legal Member

M Booth - Ordinary Member

Decisions

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determines as follows:

- 1) To grant an eviction order; and**
- 2) To grant an order for payment to the Applicant, Ms Jurgita Friis-Jorgensen , by the Respondent, Mr Maciej Luza of the sum of £3204.11.**

**Case Management Discussions, on 14th November 2025 and 19th January 2026,
Decisions and Reasons**

1. A Case Management Discussion (“CMD”), on 14th November 2025, was adjourned. Reference is made to the Notes on that CMD.
2. A fresh CMD took place at 2.00pm this afternoon, 19th January 2026. The Applicant’s Representative’s Ms C Bunce and the Respondent’s Representative Ms S Bennett attended.
3. Ms Bennett had sent an e-mail to the Tribunal’s office on 16th January 2026 in which she stated that Mr Luza consents to the grant of an eviction order. Ms Bunce had also sent an e-mail to the Tribunal’s office on 16th January 2026 in which she confirmed that the current rent arrears owing by Mr Luza to Ms Friis- Jorgensen are in the sum of £3.204.11.
4. At the CMD this afternoon Ms Bennett re-iterated that Mr Luza does not oppose the grant of an eviction order. She said that Mr Luza and his wife have applied to Edinburgh City Council for another tenancy. Ms Bennett further stated that Mr Luza does not oppose the grant of an order for his payment to Ms Friis- Jorgensen of the sum of £3.204.11. Ms Bunce stated that Ms Friis- Jorgensen seeks the grant of both orders.
5. In the circumstances the Tribunal did not proceed to make any findings in fact or law and decided that it is reasonable that orders for possession and payment are granted.

Outcome

6. The Tribunal grants the Applications.

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.

Gerald McWilliams

**G McWilliams
Tribunal Legal Member**

19th January 2026