

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)**

Chamber Ref: FTS/HPC/EV/25/2659

Re: Property at 163 Methil Brae, Methil, Fife, KY8 3LT (“the Property”)

Parties:

Mr Kuldip Purewal, Ingleside House, Leslie Glenrothes, Fife, KY6 3JA (“the Applicant”)

Miss Staci Robinson, 163 Methil Brae, Methil, Fife, KY8 3LT (“the Respondent”)

Tribunal Members:

Virgil Crawford (Legal Member) and Jane Heppenstall (Ordinary Member)

Decision (in absence of the Respondent)

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

BACKGROUND

1. By lease dated 30 January 2024 the Applicant let the Property to the Respondent.
2. A Notice to Leave dated 24 March 2025 was served upon the Respondent. the Notice to Leave intimated that an eviction order may be sought as the landlord intended to sell the Property.
3. A Notice in terms of s11 of the Homelessness Etc (Scotland) Act 2003 was intimated to the Local Authority.

4. An application seeking an order for eviction was subsequently presented to the Tribunal.
5. The application contained documents evidencing the intention to sell.

THE CASE MANAGEMENT DISCUSSION

6. The Applicant did not participate personally in the Case Management Discussion but was represented by his daughter, Mrs S Mahey. The Respondent participated personally.
7. Mrs Mahey moved the Tribunal to grant an order for eviction. The landlord intends to sell the Property. Confirmation of the intention to sell was provided to the Tribunal by way of an agreement between and estate agent and the Applicant confirming instructions to sell once vacant possession was obtained.
8. The Respondent advised that she did not oppose the application. While the Respondent made comments which indicated there had been a breakdown in relations between herself and the Applicant, she did not dispute that there was an intention to sell. She has already been in contact with the local authority with a view to being rehoused. She was advised that she should remain in occupation of the Property until an eviction order was granted.
9. She resides at the Property with her three children who are aged 12 years, 9 years and 8 years. She referred to mould within two bedrooms at the Property, suggesting that this has affected one of her children and suggested that two of the bedrooms are not able to be used as a result. She was quite clear, however, that this information was not provided with a view to opposing an eviction order being granted. She confirmed, for the avoidance of doubt that she consented to an eviction order being granted to enable her thereafter to secure alternative accommodation provided by the local authority.
10. In the circumstances, given the Tribunal had sufficient information to justify the granting of an eviction order, and given the absence of opposition by the Respondent, an eviction order was granted by the Tribunal.

DECISION

The Tribunal granted an order against the Respondent for eviction of the Respondent from the Property under section 51 of the Private Housing (Tenancies) (Scotland) Act 2016, under ground 1 of Schedule 3 to said Act.

Order not to be executed prior to 12 noon on 2nd March 2026

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.

Virgil Crawford

Legal Member/Chair

23 January 2026

Date