



**Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 51(1) of the Private Housing (Tenancies) (Scotland) Act 2016**

**Chamber Ref: FTS/HPC/EV/25/1710**

**Re: Property at Flat C 19 Seaton Road, Aberdeen, AB24 1TR (“the Property”)**

**Parties:**

**Mr Angus Goodrem, C/O 207 211 Rosemount Place, Aberdeen, AB25 2XS (“the Applicant”)**

**Miss Margaret Jones, Flat C 19 Seaton Road, Aberdeen, AB24 1TR (“the Respondent”)**

**Tribunal Members: Mark Thorley ( legal) and Eileen Shand ( Ordinary)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order of eviction be granted but the order suspended until 4 July 2026.**

- **Background**

The applicant applied to the tribunal by application dated 17<sup>th</sup> April 2025. The applicant applied under ground 12 for an eviction order setting out that there were alleged rent arrears over a period of three consecutive months. At 17<sup>th</sup> April 2025 it was alleged that rent was due in the sum £1587 55. The monthly rental income was due to be £566 50.

Accompanying the application was a copy notice to leave, copy proof of service of the notice to leave, section 11 notice, proof of service of the section 11 notice, rent statement dated 17<sup>th</sup> April 2025 and tenancy agreement.

The application was accepted for determination on 2<sup>nd</sup> July 2025. It was served by sheriff officers on 22<sup>nd</sup> October 2025. The respondent instructed agents who lodged written representations in respect of the application. The case called by way of case management discussion on 5<sup>th</sup> December 2025. A hearing was assigned for 17<sup>th</sup> April 2026.

- The Hearing

The hearing did not proceed as parties had reached agreement in advance that an order for eviction would be granted but implementation of that agreement would be suspended until 4<sup>th</sup> July 2026.

- Findings in Fact

1. Parties entered into a tenancy agreement for the rental of the property with rent due at April 2025 in the sum of £566 50 per month
2. At 17<sup>th</sup> of April 2025, when the application was made, the sum due in rent was £1587.55.
3. Ground 12 was made out
4. It was reasonable in the circumstances to suspend implementation of the order until 4<sup>th</sup> July 2026

- Reasons for Decision

Parties had reached agreement in advance of the hearing that an order for eviction be granted but that implementation of the order should be delayed until 4<sup>th</sup> July 2026. The applicant had lodged paperwork establishing that rent was due over more than three consecutive months. The tribunal were satisfied with the information provided and the agreement reached between parties.

- Decision

To grant an order of eviction but with implementation delayed until 4<sup>th</sup> of July 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.**

**Since an appeal is only able to be made on a point of law, a party who intends to appeal the tribunal's decision may wish to request a Statement of Reasons for the decision to enable them to identify the point of law on which they wish to appeal. A party may make a request of the First-tier Tribunal for Scotland (Housing and Property Chamber) to provide written reasons for their decision within 14 days of the date of issue of this decision.**

**Where a Statement of Reasons is provided by the tribunal after such a request, the 30 day period for receipt of an application for permission to appeal begins on the date the Statement of Reasons is sent to them.**

Mark Thorley

24-04-26

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Legal Member/Chair

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Date