

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) under Section 51 of the Private Housing (Tenancies) (Scotland) Act 2016

Chamber Ref: FTS/HPC/EV/25/2089

Re: Property at 1 Keith Crescent Edinburgh EH4 3NH (“the Property”)

Parties:

Mr Yi Li 71 Cowper Road Cambridge CB1 3SL (“the Applicant”) and

Ms Loukia Lili, 1 Keith Crescent Edinburgh EH4 3NH (“the Respondent”) and

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

Tribunal Members:

G McWilliams- Legal Member

E Shand - Ordinary Member

Decision

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

Background

1. This Application, contained in papers lodged with the Tribunal, was brought in terms of Rule 109 (Application for an eviction order) of The First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 (“the 2017 Rules”).
2. The Applicant, Mr Li, had provided the Tribunal, in his Application, with copies of the parties’ Private Residential Tenancy Agreement (“the PRT”), the Notice to Leave (“NTL”) served on the Respondent and the Section 11 (Homelessness Etc. (Scotland) Act 2003) Notice intimated to Edinburgh City Council. All of these documents and forms had been correctly and validly prepared in terms of the provisions of the relevant legislation, and the procedures set out in the legislation had been correctly followed and applied.

3. The Respondent, Ms Lili, had been validly served by Sheriff Officers with the Notification of Hearing, Application papers and Guidance Notes from the Tribunal on 16th December 2025, and the Sheriff Officers' Certificate of Intimation was produced.

Case Management Discussion on 1st June 2026

4. A Case Management Discussion ("CMD") proceeded remotely by telephone conference call at 10.00am on 1st June 2026. The Applicant, Mr Li, and the Respondent, Ms Lili, as well as her Representative's Mr S Donegan attended.
5. Mr Donegan referred to his email sent to the Tribunal's office on 29th May 2026. In that email he stated that the parties had reached an agreement for the grant of an eviction order with a deferred enforcement date of 2nd November 2026, to allow Ms Lili time to obtain a tenancy of another property. Mr Li confirmed that agreement, in these terms, has been reached.

Decision

6. In the circumstances the Tribunal decided that it was unnecessary to hear further submissions and/or evidence and make findings in fact and law in respect of this Application. They decided that it was reasonable to grant an eviction order, with a deferred enforcement date of 2nd November 2026, as sought by the parties.

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.

G McWilliams

1st June 2026

Tribunal Legal Member

Date