

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 Refs: FTS/HPC/EV/25/4003 and FTS/HPC/CV/25/4006

Re: Property at 7 Willow Crescent, Coatbridge, ML5 4BH (“the Property”)

Parties:

Mr Perwaiz Akhtar and Mr Abdul Hallem, 10 Avonhead Road, Condorrat, Glasgow, G67 4RA (“the Applicants”) and

Aquila Management Services, Blue Square Business Centre, 272 Bath Street, Glasgow, G2 4JR (“the Applicants’ Representative”) and

Ms Samantha Grant, 7 Willow Crescent, Coatbridge, ML5 4BH (“the Respondent”)

Tribunal Members:

G McWilliams- Legal Member

D Wooley - 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 Applicants, Mr Perwaiz Akhtar and Mr Abdul Hallem, by the Respondent, Ms Samantha Grant, of the sum of £600.00.**

Background

- 1. These are Applications for an eviction order in terms of Rule 109 (Application for an eviction order) and for a payment order in terms of Rule 111 (Application for civil proceedings in relation to a private residential tenancy) of The First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 (“the 2017 Rules”).**

Case Management Discussion on 5th May 2025

2. A Case Management Discussion (“CMD”) proceeded by remote teleconference call at 2pm on 5th May 2026.
3. The Applicants’ Representative’s Mr P Clark and Mr D Spring as well as Ms Grant attended. They discussed matters with the Tribunal, and each other, candidly. Having done so Mr Clark and Mr Spring, on behalf of the Applicants, and Ms Grant agreed that Ms Grant and her family will move out of the Property by 1st August 2026, Ms Grant will make payment to the Applicants of the sum of £600.00 in settlement of rent arrears owing to date by 12th May 2026, and will continue making payments in respect of rent due in June and July 2026 until she leaves the Property. They further agreed that in the event of any action or inaction by the parties in default of their agreement they will be entitled to enforce the agreement as well as submit a separate Application/s to the Tribunal.

Decisions

4. In the circumstances the Tribunal decided that it was unnecessary to hear evidence and make findings in fact and law in respect of these Applications. They decided that it was reasonable to grant an eviction order, with a deferred enforcement date of 1st August 2026, as sought by the parties. The Tribunal further decided to grant an order for payment to the Applicants, Mr Perwaiz Akhtar and Mr Abdul Hallem, by the Respondent, Ms Samantha Grant, of the sum of £600.00.

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

5th May 2025

Tribunal Legal Member