



Decision with Statement of Reasons 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/25/5028

Re: Property at 64 Academy Street, Coatbridge, ML5 3AZ (“the Property”)

Parties:

Mrs Sheila Cantwell, 5 Meadow Walk, Coatbridge, ML5 3PP (“the Applicant”)

Miss Shiovonne Grant, 64 Academy Street, Coatbridge, ML5 3AZ (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member) and Gerard Darroch (Ordinary Member)

Decision

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted the Application and made an Eviction Order

Background

[2] The Applicant seeks an Eviction Order under ground 1 of Schedule 3 of the Act. The Application is accompanied by a copy of the tenancy agreement and the notice to leave with proof of service. The relevant notice under Section 11 of the Homelessness (etc) (Scotland) Act 2003 is also produced.

The Case Management Discussion

[3] The Application called for a Case Management Discussion (CMD) by conference call at 2 pm on 12 June 2026. The parties were personally present. Neither party had any preliminary matters to raise. The Tribunal discussed the Application with the parties. The Respondent confirmed that she was content to leave the Property and indicated that

she would be content to do so within the standard 30-day timescale. She lives alone, has no health needs and is currently receiving advice and support from the housing department of her local authority.

[4] Having heard from parties the Tribunal made the following findings in fact.

Findings in Fact

- 1) *The Applicant is the landlord in a Private Residential Tenancy Agreement which let the Property to the Respondent.*
- 2) *The Applicant now wishes to sell the Property.*
- 3) *The Applicant has competently served a notice to leave under ground 1 on the Respondents;*
- 4) *The Applicant has complied with Section 11 of the Homelessness (etc) (Scotland) Act 2003;*
- 5) *The Respondent is content to leave the Property.*

Reasons for Decision

[5] Having made the above findings in fact, the Tribunal considered that ground 1 of Schedule 3 of the Act was established and that it was reasonable to make an Eviction Order. The Tribunal granted the Application.

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.

Andrew McLaughlin

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Legal Member/Chair

12 June 2026

Date

