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/26/0798

Re: Property at 18 Newton Church Road, Danderhall, EH22 1LU ("the Property")

Parties:

Mr Robert Graham, 22 Easter Langside Drive, Dalkeith, EH22 2FR ("the Applicant")

Miss Sarah Hanson, 18 Newton Church Road, Danderhall, EH22 1LU ("the Respondent")

Tribunal Members:

Nairn Young (Legal Member) and Donald Wooley (Ordinary Member)

Decision

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

- Background

This is an application for an eviction order against the Respondent, who occupies the Property in terms of a private residential tenancy agreement with the Applicant. It called for case management discussion ('CMD') at 2pm on 20 October 2026, by teleconference. The Applicant was represented on the call by Ms Kristina Simpson, of DJK Lettings Ltd.. The Respondent was on the call in-person.

- Findings in Fact

The Respondent confirmed that she did not oppose the application. The Tribunal therefore considered the following unopposed facts as relevant to its decision:

1. The Applicant lets the Property to the Respondent in terms of a private residential tenancy agreement with a start date of 27 May 2022.

2. On 12 November 2025, the Applicant's agent posted a notice to leave to the Respondent, stating that he would rely on Ground 1 of Schedule 3 to the Private Housing (Tenancies) (Scotland) Act 2016 ('the Act') in any application to the Tribunal to follow.

3. The Applicant is the owner of the Property.

4. The Applicant intends to sell the Property for market value, or at least put it up for sale, as soon as the Respondent ceases to occupy it.

5. The Applicant is seeking to sell the Property due to a change in his circumstances.

6. The Respondent is seeking support from the local authority to be rehoused.

- Reasons for Decision

7. Ground 1 is established here and, in particular, it is reasonable for the order to be granted. Both parties are in agreement that the Applicant should be allowed to sell and the Respondent is seeking support from the local authority. It is likely that the making of an order will assist her in doing so.

- Decision

Eviction order granted.

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.

	20/10/26
_____	**_____**
Legal Member/Chair	**Date**