Housing and Property Chamber
First-tier Tribunal for Scotland

**Decision 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/26/1599**

**Re: Property at 64 Glenconner Road, Ayr, KA7 3HF ("the Property")**

**Parties:**

**Mrs Janet Martin, Mrs Neil Martin, 19 Orchard Street, West Kilbride, KA23 9AG ("the Applicant")**

**Mr Barry Lawson, Mrs Leoni Lawson, 64 Glenconner Road, Ayr, KA7 3HF ("the Respondent")**

**Tribunal Members:**

**Rory Cowan (Legal Member) and Nicholas Allan (Ordinary Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") determined that it was reasonable to issue an eviction order and to order a delay in enforcement of same until 3 March 2027.**

- Background

By application dated 13 April 2026, the Applicants seek an eviction order in terms of ground 1 of schedule 3 of the Private Housing (Tenancies)(Scotland) Act 2016 (THE Application). With the Application, various supporting documents were lodged including a copy of the lease between the parties and a Notice to Leave. After acceptance of the Application, it was intimated to the Respondents and a Case Management Discussion (CMD) to take place by way of conference call on 3 November 2026 was fixed. Prior to the CMD, written representations were submitted on behalf of the Respondents.

- The Case Management Discussion

At the CMD both applicants appeared and were represented by a Mrs Dickie from Ardanach Lettings Limited. Mr Lawson appeared along with the Respondents representative Mr Tierney of Ayr Housing Aid Centre.
It was a matter of agreement between the parties that an eviction order should be granted but that enforcement of same should be delayed until 3 March 2027. As it was a matter of agreement between the parties, the Tribunal considered it reasonable to issue an eviction order on that basis.

- Decision

In the circumstances, the Tribunal determined that it was reasonable to issue an eviction order but to order enforcement of same to be delayed until 3 March 2027.

A party may request the First-tier Tribunal Housing and Property Chamber to provide written reasons for this decision within 14 days of the date of issue of this decision

**Rory Cowan**

**Legal Member/Chair**

**3 November 2026**
**Date**