



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland  
(Housing and Property Chamber) under Section 18 of the Housing (Scotland)  
Act 1988**

**Chamber Ref: FTS/HPC/EV/19/0085**

**Re: Property at Flat 2/R, 306 St Georges Road, Glasgow, G3 6JQ (“the  
Property”)**

**Parties:**

**Places for People Homes Limited, C/O Touchstone, 2 Crescent Office Park,  
Clarks Way, Bath, BA2 2AF (“the Applicants”)**

**Mr Xunqiu Zheng, Flat 2/R, 306 St Georges Road, Glasgow, G3 6JQ (“the  
Respondent”)**

**Tribunal Members:**

**Nairn Young (Legal Member)**

**Decision (in absence of the Respondent)**

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

- Background

This is an application for an order for possession of the Property on the basis of alleged arrears of rent owed by the Respondent to the Applicants. The case called for a case management discussion at 10am on 14 March 2019. The Applicants were represented by Ms Caldwell of TC Young Solicitors. The Respondent was not present or represented.

- Findings in Fact

The following facts were not in dispute:

1. The Respondent occupies the Property in terms of a short assured tenancy agreement with the Applicants, commencing on 25 May 2017 (‘the tenancy’). In terms of the tenancy, rent of £650 per month was due on 1 June 2017 and

on the first day of each month thereafter. The tenancy states that it may be brought to end on, among other grounds, Ground 8 of Schedule 5 to the Housing (Scotland) Act 1988 ('the Act').

2. On 14 December 2018, a notice compliant with the terms of s.19 of the Act was served upon the Respondent stating that the Applicants intended to raise proceedings for recovery of possession of the Property on, among others, Ground 8. On that date, rent arrears of £4,107.36 were owed.

3. Proceedings were raised on 11 January 2019. At that date rent arrears of £4,757.36 were owed. As at the day of the case management discussion, no payment had been made to reduce these arrears.

- Reasons for Decision

4. At least three months rent was due on the date of service of the notice under s.19 of the Act and on the date of the case management discussion. Ground 8 is therefore established and an order for possession must be granted.

- Decision

Order for possession 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.**

N. Young

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Legal Member/Chair

14 MARCH 2019

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Date