



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/19/1356

Re: Property at 346A Leith Walk, Edinburgh, EH6 5BR (“the Property”)

Parties:

Mr Michael Grady, c/o Brunswick Impression, 346B Leith Walk, Edinburgh, EH6 5BR (“the Applicant”)

Mr Connor Stephen, 346A Leith Walk, Edinburgh, EH6 5BR (“the Respondent”)

Tribunal Members:

Mark Thorley (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order of eviction of the Respondent from the property be granted.

Background

1. The applicant applied for an order for eviction under Ground 8. Along with the application dated 1 May 2019 was a signed Private Residential Tenancy Agreement, a copy Notice to leave, rent statement and Form F. There were no written representations received on behalf of the respondent.

Case Management Hearing

1. At the case management hearing Ms Duff appeared on behalf of the applicant. There was no appearance by or for the respondent.

2. A rent statement was provided.

Findings in Fact

- 1. That the respondent rented the property at 1F, 346A Leith Walk, Edinburgh by way of Private Residential Tenancy.**
- 2. That rent was due to be paid at the rate of £700 per month.**
- 3. As at the date of the application namely 1 May 2019 there were four months outstanding rent due totalling £2,800.**
- 4. The tenant is due rent in excess of three months.**
- 5. An order for eviction should be granted.**

Reasons for decision

- 1. The respondent did not attend at the hearing. There was evidence that the tenant had failed to pay rent in excess of 3 months.**

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.

Mark Thorley

Legal Member/Chair

Date

11 July 2019