



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland  
(Housing and Property Chamber) under Section 33 of the Housing (Scotland)  
Act 1988**

**Chamber Ref: FTS/HPC/EV/19/0640**

**Re: Property at 31/3 Kingsknowe Road North, Edinburgh, EH14 2BN (“the  
Property”)**

**Parties:**

**Mr David Bishop, Unit 221, 196 Rose Street, Edinburgh, EH2 4AT (“the  
Applicant”)**

**Mr Jon James Wood, 31/3 Kingsknowe Road North, Edinburgh, EH14 2BN (“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 for eviction be granted.**

**Background**

**The applicant applied under Section 33 of the Housing (Scotland) Act 1988 and  
under Rule 66. The application was dated 27 February 2019.**

**The application was accompanied by the following documents**

- 1 lease dated 26 February 2016**
- 2 AT5**
- 3 Notice to Quit**
- 4 Section 33 notice**
- 5 Proof of delivery**
- 6 Section 11 notice**

**Case Management Discussion ( CMD)**

At the CMD the Applicants representative Ms Isla Deary appeared. There was no appearance by or for the Respondent.

The Applicant sought eviction.

All the paperwork was in order and had been served on the Respondent.

### Findings in Fact

1 A short assured tenancy was created by lease dated 26 February 2016.

2 The Notice to Quit was served on the Respondent by sheriff officer on 20 December 2018.

3 All the paperwork was in order.

### Reasons for Decision

The Respondent did not appear at the CMD. The paperwork was all in order and had been served on the Respondent.

### Decision

The Tribunal grants an order to evict the Respondent.

### 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.

M Thorley

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Legal Member/Chair

30 April 2019  
Date