



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 19 of the Housing (Scotland)
Act 1988**

Chamber Ref: FTS/HPC/EV/18/1611

Re: Property at 45 Junction Road, Kirkcaldy, Fife, KY1 2BH (“the Property”)

Parties:

**Kingdom Initiatives Limited, Saltire Centre, Pentland Court, Glenrothes, KY6
2DA (“the Applicant”)**

**Miss Sarah Jane McNaughton, Mr Leigh Rosie, 45 Junction Road, Kirkcaldy,
Fife, KY1 2BH (“the Respondent”)**

Tribunal Members:

Andrew McLaughlin (Legal Member)

Decision (in absence of the Respondent)

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

- **This matter called for a Case Management Discussion on 28 September 2018 at 2pm at Fife Voluntary Action, 16 East Fergus Place, Kirkcaldy. The Respondents were not present and unrepresented. The Applicant was represented by Ms Michelle Moran, Solicitor. The Tribunal was satisfied that all parties had been validly notified of the Hearing.**
- **The Applicants sought an eviction order on the basis that the tenancy had been validly brought to an end by the service of a Notice to Quit and a s33 Notice. There was evidence that these documents had been validly served and had provided the Respondents with the requisite notice period. There was also satisfactory documentary evidence confirming that the tenancy in question was a short assured tenancy capable of being brought to an end by s33 of the Housing (Scotland) Act 1988.**
- **The Tribunal therefore granted the eviction order as sought.**

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.

Andrew McLaughlin

_____ 28/9/18
Date