



Decision with Statement of Reasons 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/22/1598

Re: Property at 16/5 Channel Street, Galashiels, TD1 1BA (“the Property”)

Parties:

Anya Campbell, Mr Rory Campbell, Caitha Cottage, Bowland, Galashiels, TD1 2NF (“the Applicants”)

Mr Scott Cameron, 16/5 Channel Street, Galashiels, TD1 1BA (“the Respondent”)

Tribunal Members:

Neil Kinnear (Legal Member) and Angus Lamont (Ordinary Member)

Decision (in absence of the Respondent)

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

Background

This was an application for an eviction order dated 25th May 2022 and brought in terms of Rule 109 (Application for an eviction order) of *The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017* as amended.

The Applicants sought an eviction order in relation to the Property against the Respondent, and provided with their application copies of the tenancy agreement, notice to leave with proof of service, section 11 notice with proof of service, and an affidavit from a family member.

All of these documents and forms had been correctly and validly prepared in terms of the provisions of the *Private Housing (Tenancies) (Scotland) Act 2016*, the *Coronavirus (Scotland) Act 2020*, and the *Coronavirus (Scotland) Act 2020 (Eviction from Dwelling-houses)(Notice Periods) Modification Regulations 2020*, and the

procedures set out in those Acts and that Regulation appeared to have been correctly followed and applied.

The Respondent had been validly served by sheriff officers with the notification, application, papers and guidance notes from the Tribunal on 18th November 2022, and the Tribunal was provided with the execution of service.

Case Management Discussion

A Case Management Discussion was held at 10:00 on 21st December 2022 by Tele-Conference. The Second Applicant participated, and was represented by Mr Robertson, solicitor, who also represented the First Applicant. The Respondent did not participate, nor was he represented. The Respondent had not responded to this application at any stage either in writing or by any other form of communication.

The Tribunal was satisfied that the requirements of giving notice had been duly complied with, and proceeded with the application in terms of Rules 17 and 29 of *The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017* as amended.

The Tribunal was invited by Mr Robertson with reference to the application and papers to grant the order sought on ground 5 of Schedule 3 to the *Private Housing (Tenancies) (Scotland) Act 2016*.

The notice to leave dated 14th September 2021 relied on ground 5 of Schedule 3 to the *Private Housing (Tenancies) (Scotland) Act 2016*. It narrated that a member of the Applicants' family intends to live in the Property.

The Applicants had provided a sworn affidavit from the Applicants' son confirming that he intends to live in the Property as his only or principal home for at least three months. The Applicants' son intends to live in the Property to avoid regularly commuting between the borders and Edinburgh, where he is at University, as the majority of his university course is conducted remotely.

Statement of Reasons

In terms of Section 51 of the *Private Housing (Tenancies) (Scotland) Act 2016* ("the Act"), the Tribunal is to issue an eviction order against the tenant under a private residential tenancy if, on an application by the landlord, it finds that one of the eviction grounds named in schedule 3 applies.

Paragraph 5 of Schedule 3 to the Act provides that it is an eviction ground that a member of the landlord's family intends to live in the let property. The Tribunal may find that this ground applies if (1) a member of the landlord's family intends to occupy the let property as that person's only or principal home for at least 3 months, and (2) the Tribunal is satisfied that it is reasonable to issue an eviction order on account of that fact. Paragraph 5 provides that a son of the landlord is a qualifying relative.

The Tribunal was satisfied that ground 5 had been established. The landlord's son intends to occupy the Property as his only home for at least 3 months, and *prima facie* the Applicants had made out that it was reasonable to issue an eviction order on account of that fact.

In the case of *City of Glasgow District Council v Erhaiganoma* 1993 SCLR 592, The Inner House of the Court of Session stated at page 594 that "Where prima facie reasonableness has been made out, we think that it is then for the tenant to put circumstances before the court to show otherwise."

In this application, the Respondent had not responded to this application advancing any arguments that it was not reasonable to issue an eviction order, and had not participated in the Case Management Discussion. The Respondent had put forward no circumstances to show that it would not be reasonable for the Tribunal to issue an eviction order.

In those circumstances, having considered the whole circumstances, the Tribunal was satisfied that it was reasonable to issue an eviction order.

Decision

In these circumstances, the Tribunal made an eviction order against the Respondent in this application.

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.

Neil Kinnear

Legal Member/Chair

21 December 2022
Date