



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/25/4222

Re: Property at 24 Hartfield Crescent, Neilston, East Renfrewshire, G78 3PA (“the Property”)

Parties:

Mr Craig Robertson, Miss Maria Cairnie, 30 Woodside Avenue, Giffnock, Glasgow, G46 6QR (“the Applicants”)

Miss Naomi Whiteside, 24 Hartfield Crescent, Neilston, East Renfrewshire, G78 3PA (“the Respondent”)

Tribunal Members:

Lesley Ward (Legal Member) and Eileen Shand (Ordinary Member)

Decision

1. The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the eviction order is granted on the basis that the Applicants intend to sell the property and it is reasonable in all of the circumstances that the eviction is granted.

Case management discussion

2. This was a case management discussion in connection with an eviction application in terms of rule 109 of the tribunal rules and section 52 of the Private Housing(Tenancies)(Scotland) Act 2016, (the Act). The Appellants were represented by Ms Simone Callaghan of TC Young Solicitors. The Respondent attended. There was a second application before the tribunal in connection with rent arrears in terms of rule 111 in respect of which a hearing was fixed.

3. The Applicants are seeking an eviction order as they wish to sell the let property. The Respondent was not opposed to the order. The Respondent lives in the property with her three children age 17, 15 and 11. She has contacted East Renfrewshire

Council Housing Department and will be allocated temporary homeless accommodation once the eviction is granted. The Respondent has lived in the property since 2012 and in 2021 a private residential tenancy agreement was executed. Ms Callaghan advised that this was due to a change of agent and the original tenancy agreement being lost. Ms Whiteside stated that she still had a copy of the previous agreement.

4. The tribunal had before it the following documents:

- Application dated 1 October 2025.
- Section 11 notice and proof of service.
- Notice to leave dated 5 March 2025.
- Proof of service of the notice to leave.
- Letter of engagement for sale dated 10 September 2025.
- Landlord registration.
- Private residential tenancy agreement.
- Land certificate.

5. Finding in fact

- The Applicants are the owners and registered landlords of the property.
- The parties entered into a private residential tenancy agreement for let of the property on 1 June 2021.
- The Applicants intend to sell the property.
- The Respondent was served with a valid notice to leave on 5 March 2025.
- The Respondent does not object to the eviction being granted.

Reasons

6. This was an undefended eviction application. The Respondent lives in the property with her three children but she has made a housing application through East Renfrewshire Council, and she expects to be rehoused in homeless accommodation once the eviction is granted. The Respondent was not objecting to the application given the Applicants wish to sell. She was keen for a final decision to be made so that she can progress her housing application. The tribunal was satisfied that there were valid grounds for the eviction and it was reasonable in all of the circumstances that the eviction be 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.



Legal Member/Chair

16 March 2026

Date