



**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/24/4536**

**Re: Property at 15/6 Moray Park Terrace, Edinburgh, EH7 5TF (“the Property”)**

**Parties:**

**PBD Property Limited, 24 West Nicolson Street, Edinburgh, EH8 9DA (“the Applicant”)**

**Mrs Urszula Molenda, 15/6 Moray Park Terrace, Edinburgh, EH7 5TF (“the Respondent”)**

**Tribunal Members:**

**Gillian Buchanan (Legal Member) and Ahsan Khan (Ordinary Member)**

A Hearing took place by telephone conference on 25 March 2026. At the Hearing the Applicant was represented by Mr Keith Owens, Director, and Ms Kirsty Donnelly of TC Young, Solicitors, Glasgow. The Respondent was not in attendance but was represented by Mr Sam Donegan of CHAI (Community Help and Advice Initiative), Edinburgh.

**Background**

A Case Management Discussion (“CMD”) and an adjourned CMD had previously taken place on 27 May and 23 September 2025 respectively. The latter CMD was adjourned to a Hearing to allow the only remaining dispute between the parties to be determined by the Tribunal, namely the reasonableness of granting an eviction order.

**Settlement**

By emails dated 24 March 2026 the parties’ representatives intimated to the Tribunal that the parties had reached agreement on settlement terms.

The settlement terms were to the effect that –

- i. The Respondent no longer opposes the granting of an eviction order;
- ii. The Applicant agrees to delay enforcement of the eviction order for a period of 3 months until 26 June 2026 to allow the Respondent further time to engage with City of Edinburgh Council Housing Options to find alternative accommodation.

**Hearing**

At the hearing the parties representatives confirmed the settlement terms agreed and that the eviction order should be granted under Section 33 of the Housing (Scotland) Act 1988 with enforcement suspended until 12 noon on Friday 26 June 2026.

The Tribunal proceeded to grant an order on the parties' agreed terms.

**Decision**

The Tribunal grants an eviction order against the Respondent in favour of the Applicant under Section 33 of the Housing (Scotland) Act 1988 with the order being suspended to 12 noon on 26 June 2026 in terms of Rule 16A(d) of the First-tier Tribunal Housing and Property Chamber Rules of Procedure 2017.

**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.**

Gillian Buchanan

**Legal Member/Chair**

**25 March 2026**  
**Date**