

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

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**Decision with Statement of Reasons of the First-tier Tribunal for Scotland  
(Housing and Property Chamber)**

**Chamber Ref: FTS/HPC/EV/25/3979**

**Re: Property at 2/2 12 Glencairn Drive, Glasgow, G41 4QN (“the Property”)**

**Parties:**

**Ms Lone Sorensen, Mr Neil Clark, 246 West Princes Street, Glasgow, G4 9DP  
 (“the Applicants”)**

**Miss Victoria Toyah Gemmill, Ms Lucille Rose Brown, 2/2 12 Glencairn Drive,  
Glasgow, G41 4QN (“the Respondents”)**

**Tribunal Members:**

**Virgil Crawford (Legal Member) and Ahsan Khan (Ordinary Member)**

**Decision**

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

**BACKGROUND**

1. By lease dated 13 August 2024 the Applicants let the Property to the Respondents.
2. The start date of the tenancy was 19 August 2024.
3. A Notice to Leave dated 9 May 2025 was served upon each of the Respondents. The Notice to Leave intimated that the Applicants wish to recover possession of the Property as they wished to occupy it as their principal home.
4. On 17 September 2025 an application was presented to the Tribunal seeking an order for eviction.

5. A Notice in terms s11 of the Homelessness Etc. (Scotland) Act 2003 was intimated to the Local Authority.
6. The Applicants lodged further documents with the Tribunal confirming their intention to occupy the Property as their principal home. The following documents were lodged: -
  - An Affidavit from Miss Lone Sorensen confirming she was a joint owner of the Property, that she has been employed by the Foreign, Commonwealth and Development Office of the United Kingdom Government ("FCDO") and was previously posted overseas. Her placement overseas ended in August 2025 and she returned to the United Kingdom. She wished to resume occupation of the Property. While waiting for vacant possession she and her partner have been renting alternative accommodation at significant cost.
  - An Affidavit from Mr Neil Clark confirming he is a joint owner of the Property, that he has been living abroad with his partner during her overseas placement. That he returned to the United Kingdom in August 2025. That he wishes to occupy the Property as his principal home and that he and his partner have been renting alternative accommodation until vacant possession is obtained.
  - Documentary proof that Miss Sorensen is employed by FCDO and that her overseas placement ended during August 2025 resulting in her returning to the United Kingdom.

## **THE CASE MANAGEMENT DISCUSSION**

7. Both Applicants participated in the Case Management Discussion by teleconference. They were represented by Miss J Thorpe of Jackson Boyd, Solicitors. Both Respondents participated personally in the Case Management Discussion.
8. Miss Thorpe moved the Tribunal to grant an order for eviction.
9. Miss Gemmill, the First Named Respondent, advised she was not opposed to an order of eviction being granted. She continues to reside at the Property.
10. Miss Brown advised that she did not oppose an order for eviction. She, in fact, vacated the Property during August 2025 and no longer resides there. The Applicants were advised during August 2025 that Miss Brown had vacated the Property.
11. Given Miss Gemmill continues to reside at the Property, the Tribunal made further enquiry in relation to her personal circumstances. She advised the following: -
  - She is 38 years of age.
  - She resides at the Property alone.
  - There are no medical nor other personal circumstances she wished to place before the Tribunal to oppose an order for eviction.

- She has already engaged with Southside Housing Association, Glasgow to hopefully obtain alternative accommodation.
- She has applied to Glasgow City Council for homelessness accommodation also.
- She anticipates that an eviction order will be required to enable her to be allocated alternative accommodation.

12. Given the information provided to the Tribunal in support of the application, and given the absence of opposition to an order for eviction being granted, the Tribunal granted an order for eviction.

## **DECISION**

The Tribunal granted an order against the Respondents for eviction of the Respondents from the Property under section 51 of the Private Housing (Tenancies) (Scotland) Act 2016, under ground 4 of Schedule 3 to said Act.

Order not to be executed prior to 12 noon on 6<sup>th</sup> May 2026

## **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.**

# Virgil Crawford

**30<sup>th</sup> March 2026**

**Legal Member/Chair**

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**Date**