



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 18(1) of the Housing
(Scotland) Act 1988**

Chamber Ref: FTS/HPC/EV/19/3727

**Re: Property at 1/2 330 King Street, Broughty Ferry, Dundee, DD5 2BA (“the
Property”)**

Parties:

**Mr Anthony Ablett, 4 Beach Tower, Ralston Road, Dundee, DD5 1NQ (“the
Applicant”)**

**Ms Lynne Morris, 1/2 330 King Street, Broughty Ferry, Dundee, DD5 2BA (“the
Respondent”)**

Tribunal Members:

Mark Thorley (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order of eviction be granted.**

Background

1. The applicant applied to the First-tier Tribunal under Rule 65 seeking an order of eviction under Ground 8 namely that there were arrears of at least three months’ rent. Accompanying the application was a copy of the Tenancy Agreement, Form AT6, Notice to Quit, Section 33 Notice, Evidence of Rent Payments and Section 11 Notice.
2. The application was served by sheriff officers on the respondent on 13 January 2020. No written representations had been made.

Case Management Discussion

1. At the case management discussion the applicant appeared. There was no appearance by or for the respondent.

Findings in Fact

1. That a Tenancy Agreement existed between the parties dated 19 February 2015 for the respondent to lease the premises at 1/20, 330 King Street, Broughty Ferry DD5 2BA.
2. Rent payable was £575 per calendar month.
3. As at November 2019 the sum of £2,925 was outstanding.
4. Rent arrears existed since April 2018.

Reasons for decision

1. The paperwork was all in order. The application had been served upon the respondent. There had been no written representations. The Tribunal accepted the position of the applicant insofar as there were significantly more than three months of rent arrears. In the circumstances the order was granted.

Decision

To grant an order for eviction.

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 the^L

Mark Thorley

Legal Member/Chair

10 February 2020

2