

*Status: Point in time view as at 07/04/2020.*

*Changes to legislation: There are currently no known outstanding effects for the Coronavirus (Scotland) Act 2020, Paragraph 1. (See end of Document for details)*

## SCHEDULE 1 EVICTION FROM DWELLING-HOUSES

### *Private residential tenancies: eviction grounds to be discretionary*

- 1 (1) The Private Housing (Tenancies) (Scotland) Act 2016 applies, in relation to a notice to leave within the meaning of section 62 of that Act served on a tenant while this paragraph is in force, in accordance with the modifications in this paragraph.
- (2) Section 51(2) (First-tier Tribunal's power to issue an eviction order) has effect as if the words “or must” were repealed.
- (3) Schedule 3 (eviction grounds) has effect as if—
- (a) in paragraph 1(2) (landlord intends to sell)—
    - (i) in the opening words, for the word “must” there were substituted “may”,
    - (ii) after paragraph (a), the word “and” were repealed,
    - (iii) after paragraph (b) there were inserted “, and
    - (c) the Tribunal is satisfied that it is reasonable to issue an eviction order on account of those facts.”,
  - (b) in paragraph 2(2) (property to be sold by lender)—
    - (i) in the opening words, for the word “must” there were substituted “may”,
    - (ii) after paragraph (b), the word “and” were repealed,
    - (iii) after paragraph (c) there were inserted “, and
    - (d) the Tribunal is satisfied that it is reasonable to issue an eviction order on account of those facts.”,
  - (c) in paragraph 3(2) (landlord intends to refurbish)—
    - (i) in the opening words, for the word “must” there were substituted “may”,
    - (ii) after paragraph (b), the word “and” were repealed,
    - (iii) after paragraph (c) there were inserted “, and
    - (d) the Tribunal is satisfied that it is reasonable to issue an eviction order on account of those facts.”,
  - (d) in paragraph 4(2) (landlord intends to live in property)—
    - (i) for the word “must” there were substituted “may”,
    - (ii) the words from “the landlord” to “3 months” were paragraph (a),
    - (iii) after paragraph (a) there were inserted “, and
    - (b) the Tribunal is satisfied that it is reasonable to issue an eviction order on account of that fact.”,
  - (e) in paragraph 6(2) (landlord intends to use for non-residential purpose)—
    - (i) for the word “must” there were substituted “may”,
    - (ii) the words from “the landlord” to “home” were paragraph (a),
    - (iii) after paragraph (a) there were inserted “, and
    - (b) the Tribunal is satisfied that it is reasonable to issue an eviction order on account of that fact.”,
  - (f) in paragraph 7(2) (property required for religious purpose)—
    - (i) in the opening words, for the word “must” there were substituted “may”,

*Status: Point in time view as at 07/04/2020.*

*Changes to legislation: There are currently no known outstanding effects for the Coronavirus (Scotland) Act 2020, Paragraph 1. (See end of Document for details)*

---

- (ii) after paragraph (b) the word “and” were repealed,
- (iii) after paragraph (c) there were inserted “, and
  - (d) the Tribunal is satisfied that it is reasonable to issue an eviction order on account of those facts.”,
- (g) in paragraph 8 (not an employee)—
  - (i) in the opening words of sub-paragraph (2), for the word “must” there were substituted “ may ”,
  - (ii) for paragraph (c) there were substituted—
    - “(c) the Tribunal is satisfied that it is reasonable to issue an eviction order on account of those facts.”,
  - (iii) sub-paragraph (3) were repealed,
  - (iv) in sub-paragraph (4), for the words “sub-paragraphs (2) and (3)” there were substituted “ sub-paragraph (2) ”,
- (h) in paragraph 10(2) (not occupying let property)—
  - (i) in the opening words, for the word “must” there were substituted “ may ”,
  - (ii) after paragraph (a), the word “and” were repealed,
  - (iii) after paragraph (b) there were inserted “, and
    - (c) the Tribunal is satisfied that it is reasonable to issue an eviction order on account of those facts.”,
- (i) in paragraph 12 (rent arrears), sub-paragraph (2) were repealed,
- (j) in paragraph 13(2) (criminal behaviour)—
  - (i) in the opening words, for the word “must” there were substituted “ may ”,
  - (ii) after paragraph (a), the word “and” were repealed,
  - (iii) after paragraph (b) there were inserted “, and
    - (c) the Tribunal is satisfied that it is reasonable to issue an eviction order on account of those facts.”.

**Status:**

Point in time view as at 07/04/2020.

**Changes to legislation:**

There are currently no known outstanding effects for the Coronavirus (Scotland) Act 2020, Paragraph 1.