

From: noreply@parliament.scot

Sent: 07 December 2020 15:19

To: Stewart K (Kevin), MSP Subject: Message from Scottish Parliament website

name: {redacted}

address: {redacted}

postcode: {redacted}

email: {redacted}

telephone: {redacted}

message:

I gather that you have just put a halt to all eviction for 6 weeks to protect tenants. Please also consider the landlords who are under unbelievable strain. We have a tenant who has not paid his rent or any bills for over a year, {redacted} We paid for his gas when we changed to a gas boiler and he has not repaid us for that either. {redacted} owes money all round this area and has done everything that he can to use COVID to his advantage. {redacted} has even said that {redacted} had been given money for the rent, but has obviously just decided against paying it. Remember we still have bills to pay. My husband goes to work every week to earn money to keep {redacted} in a free house. While it makes a lovely headline and I am sure made you feel warm doing this, please remember that COVID should not be a license for criminals and by doing this you have helped {redacted}. It should be possible to have a fund help landlords in our position not only tenants. We shall be the ones with a bleak Christmas. This makes people who pay their rent feel like fools.

{redacted}

FOI 202100133477 Annex 2

From {Redacted}

Sent: 17 December 2020 23:02

To: Stewart K (Kevin), MSP

Subject: No evictions

Sir,

I am not seeking legal advice but I would like your honest opinion on the situation I find myself in.

I retired {redacted} and instead of relying only my state pension to provide a monthly income I decided to invest my savings on a buy to let property providing myself with a taxable income and at the same time giving a comfortable and affordable home to a person in receipt of universal credit.

Over one year has passed since the tenant moved in and has yet to pay any rent.

The Scottish government has denied me the right to repossess my property leaving me in financial difficulties.

The property is managed by a local agent, they carried out the necessary credit checks and recommended the tenant.

The occupier of my property has been engaged in antisocial behavior, {Redacted}.

{Redacted}

While I understand that due to the current pandemic some people have been forced into choosing between paying for food and heating or paying rent, however the people who currently occupy my property simply choose not to pay and the Scottish government seem to fully support them.

As I stated I am not seeking legal advice only your honest opinion.

Regards

{Redacted}

From: {Redacted}
Sent: 21 December 2020 20:39
To: Stewart K (Kevin), MSP
Subject: PRIVATE LANDLORDS

Dear Mr Stewart,

We are owners of an HMO property in Edinburgh which we have let out to students for the past 10 years. We had students renting the flat for the first semester , but unfortunately as all their studies were online they have all decided to move back home(and will not be returning for the next semester).

We will now have to cover the additional overheads such as heating , council tax and increased insurance costs with no rent coming in. We feel we are responsible landlords , always ensuring we reach the required standards for our HMO. While we appreciate being a landlord may not be seen as a business, it would be appreciated if help with some of the overheads could be examined.

We look forward to hearing from you.

{Redacted}

Sent from Outlook

The Scottish Parliament: Making a positive difference to the lives of the people of Scotland
Pàrlamaid na h-Alba: A' toirt deagh

From: **{Redacted}**

Sent: 21 December 2020 20:04

To: First Minister ; Kevin.Stewart.msp@parliament.scot

Subject: Landlord Eviction Rights

> Dear Ms Sturgeon/ Mr Stewart,

>

> I write to you as I am now desperate.

> I have a house which I rent out. This has been rented out to the same person since 2018. I have repeatedly been denied access to inspect this and this year have regularly been told that someone in the house has covid symptoms and I can't get in to inspect. When eventually I was permitted access I was horrified to see two ceilings had collapsed, the roof is leaking badly and the house, both internally and externally, was in a disgraceful state of disrepair.

>

> Attempts to allow access to the Insurance to assess the cost of the damage and potential repair have also been repeatedly refused apart from on one occasion in November. The Insurance have refused to entertain the claim on the basis this is an ongoing problem.

> In an attempt to have the tenant evicted and let me repair my house, I engaged the services of a solicitor.

> I am advised that there are no grounds on which I can evict the tenant without giving a period of 6 month notice.

> The solicitor advises there are no provisions for an urgent eviction, even in the circumstances which I am faced with where I fully expect the ceiling to collapse inwards on the tenants and thousands of pounds of damage for which I will have to pay.

>

> I am told the only urgent evictions during covid are where the tenant is being anti social and that I am not classed as an inconvenienced person for this purpose.

> I can get no assistance whatsoever from anywhere. Shelter refuse to speak to me as I am a landlord and not an aggrieved tenant, the First Tier Tribunal cannot help me and my solicitor says I will have to wait 6 months before I can evict her.

>

> I am hoping this is incorrect but can find no information on this (I have checked the Housing Scotland Act).

> Today, after a number of attempts, a gas safety engineer gained access to the property. The inspection by him was unable to be carried out due to problems with the meter.

> {redacted} sent an e mail apologising but stated given the unhygienic condition of the property he would not return to carry out the inspection.

>

> Can you please advise if I have to wait 6 months before this tenant can be evicted in the circumstances outlined above.

> I would be grateful for an early reply given the ongoing damage.

> Regards

{Redacted}

From: {Redacted}

Sent: 07 January 2021 14:09

To: Scottish Ministers <Scottish_Ministers@gov.scot>

Subject: Eviction Notices Scotland

Dear Mr Stewart

I have a tenant who currently owes me £{Redacted} in back rent.

I have read with disbelief the announcement today to extend covid eviction bans, We have had to give our own notice in(we rent) as we can no longer afford to rent ourselves and pay a mortgage. Our tenant has had no financial pressure as a result of the crisis {Redacted}.

We are being told by the SNP that we can take a loan out(!) if this is required.

What are you doing to help landlords?

Please note I will be copying the Daily Record on your response.

Thank you
{Redacted}

Sent from Mail for Windows 10