

Review: P.24/2025 - Draft Residential Tenancy (Jersey) Amendment Law 202-

Submission: Anon 3

Dated: 2 April 2025

I write as a landlady of five tenanted properties in the island.

I have let property for almost forty years and all properties have been rated five stars (bar 1) by the Safe Rent Scheme; an exercise and expense I undertook voluntarily. The one exception to the five stars was a 4-star one as the tenants didn't want the heating system to be changed in case it increased their bills. I have also had EPC ratings carried out to ensure that they were as energy efficient as possible.

All properties are well maintained and any problems dealt with immediately; within the hour if an emergency and usually in less than 24 hours otherwise (eg replacement washing machine recently).

I have had the occasional bad tenant over the years (mostly as a result of animals in the property) but have accepted that as part and parcel of letting.

All properties have long-standing tenants and they pay below market rentals.

If the new changes being proposed take place, I will sell all the properties. I feel that the whole system is now over regulated due to a few bad landlords. I believe that there is sufficient regulation in place to deal with those who need to be taken to task.

I will not agree to have pets in my properties due to previous problems. In all instances where there were issues, the deposit did not cover the damage. Up until the rental deposit scheme came in, I also voluntarily paid interest on deposits.

I happily accept families and children, but I will not be told that I must have pets or that I cannot ask a tenant to leave if I believe that they are unsuitable. From experience, bad tenants know how to just keep on the right side of their agreement or not provide you with the "evidence" you require to act. It is frustrating for me as a landlord and other neighbours who may be affected. My answer to that is to not renew the lease when it falls due, which I will no longer be able to do.

My wish is that the government enforce the laws they currently have to deal with errant landlords/landladies and not use a sledgehammer to crack a nut which is what I see this proposed regulation to be.

I do not wish for my name to be made public as I am a private person but I'm happy to discuss this with anyone involved in the proposed new regulations/legislation. I actually don't believe that those who are putting the proposition forward, have any experience of

letting and know of the problems that are often faced. I know of two other landlords who propose to sell if the proposed regulations become law.

I'm not a member of the Landlord's Association for the same reason stated above (I am a private person) but am copying them in so that they know of other objections to the proposition.