

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

**Submission: Anonymous 15**

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Landlords are completely fed up and disillusioned by the constant vilification and endless rules and regulations being introduced. As a voter and taxpayer, we are in total despair at the cost to the island of this bureaucracy. We are continuously promised an end to the red tape that is strangling entrepreneurship but the government, blindly deluded, continues to churn it out.

PLEASE MAKE NO MISTAKE, the private rental sector is only protected at the moment by the current drop in the local housing market prices. Most landlords would love to sell up\*.

The majority of local landlords are not professionals and have 1-3 properties acquired through inheritance, marriage and working their way up the property ladder. A far more appropriate analogy to Deputy Mézec's justification for registration of every rental property that all restaurants are regulated would be that anyone wishing to host a dinner party at home should be registered!!!

The most important principles to grasp are that

1. No landlord wants to remove a good tenant.
2. The flat or house is the property of the landlord.
3. Fairness the landlords need to be equally protected from bad tenants.

The cost of renting is expensive but everything in Jersey is expensive, but the mainland is not much different. My son is one of five in an HMO paying £825 per calendar month (pcm) in the UK. I have a 4-bedroom house that is occupied by 3 adults for £2,000 pcm (that rent has not increased since 2018). The annual rent is circa 3.5% of the value of the house (£750,000).

Remember NO LANDLORD wants to remove a good tenant. Some tenants if empowered could become unreasonable. I am happy to provide video of the condition of a recent property at the end of tenancy.