

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

Submission: Anonymous 16

Dated: 6 May 2025

Regarding above. I am very concerned with the part of open-ended tenants lease. We have in the past three years had to go down the route of an eviction order this was after the tenant renting the property for 14 years. We would have done this sooner in 2018 as the tenant refused to pay his full rent paying 50% of the amount without even discussing it with us. His rent had NEVER been increased. He got more problematic over the years causing us a lot of worry and in the end had to take this route. This was delayed twice because of Covid and then his partner got cancer and we did not feel it would have been the correct time to do it. We gave him the notice (3 months) in March 2023 but he would not leave. We then allowed him one more month which he asked for but still did not leave. The property was being ruined and we could do nothing to stop it so we had no choice but to start the eviction order. He did not turn up to his court dates (twice). After the 2 court dates the Magistrate ruled an eviction order (November 2023). We did not receive any rent from the start of the process and the enforcement officers did not or maybe could not enforce it until April 2024. By this time the house had been totally trashed. Even the enforcement officers were shocked with the damage he had made. The police were called in twice to help evict him but was told they do not get involved in eviction orders anymore. Maybe the enforcement officers should have the powers to be able to carry out and enforce the court's decision. His partner left the property before the eviction order was given.

It was a terrible experience from beginning to end and my health suffered badly. Maybe the process of eviction order should be looked at before enforcing any laws regarding leases.

I would be greatly worried due to the terrible situation we experienced to not be able give notice after 3 years and beginning to think the best option would be to give notice before the three years cut off point. I do not think it is fair or acceptable that landlords may get a fine of up to £10,000 if we want the tenant to leave a property that we own. It appears from all the laws that are now proposed very discriminatory and class all landlords as bad landlords which is not the case and I feel disgusted that bad landlords are mentioned all the time but good ones are totally ignored. All responsible and good landlords wish for good tenants and do their utmost to keep them.

We have been landlords of 4 properties for twenty years and have had a lot of experience with good and not good tenants but the first time we have had to take this route. Maybe landlords need more protection and encouragement before or instead of enforcing all these rules and regulations. It did not work in the UK.