

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

**Submission: Anonymous 18**

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While not liking the proposed changes I can live with some of them except for the 5% cap on rent increases, but the big issue for me is "REVENGE EVICTIONS", Where does this come from? This cannot and does not happen in Jersey, a landlord cannot personally evict a bad tenant, a landlord has to apply to the Petty Debts Court and a magistrate will decide if the bad tenant should be evicted or not.

I have six long term tenants and live in the same building and share some of the same facilities, under the proposed changes should one of them leave and I have to replace them I could end up with a bad tenant that while being disruptive and inconsiderate towards myself and my other tenants may not be considered to be bad enough to be evicted by the Petty Debts Court, being put in this situation is totally unacceptable.

I have given this considerable thought and have decided I would rather leave the flat empty and loose the rental income than have the potential of the stress of having to live with a bad tenant that I could not get evicted.

There must be a lot of other landlords who rent out a dower wing or granny flat who would be in the same position.

Please try to have at least the "revenge evictions" nonsense taken out of the new law, better yet scrap the whole thing, it's the Government's responsibility to provide social housing, not the private landlord.