

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

**Submission: Anonymous 19**

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I am strongly against the proposals being made as I have not seen any convincing evidence that it is required and nowhere in the media or states information seems to detail what research has been done to suggest that there is a problem with current legislations and anecdotal stories or interviews appear without any balance and the assumption that the landlord is always to blame. There is evidence showing that private landlords which make up most landlords in Jersey are considering leaving the tenancy market altogether due to the bureaucracy which is being unnecessarily being created by our government. We were provided with the deposit scheme firstly which was petitioned as being at no cost to parties, however a cost was introduced due to lowering interest rates at the time of implementation, the situation has since changed considerably so who now benefits from the interest earned on these deposit funds? I know interest rates are now starting to lower but it is possible to achieve upwards of 4% interest. I think the deposit scheme actually is relatively straight forward and provides guarantees for both sides, however, I have heard of stories where carpets are ruined and the tenant's deposit can only be deducted by a small amount to cover a patch of carpet which cannot readily be patched up, which is totally unrealistic and not fair, however this scheme already provides many protections for tenants and whether or not more legislation is required at all is questionable.

In the UK many of these reforms are in the process of being made or have been made and first evidence there suggests that landlords are leaving the market as a result and the aims of the legislation overall not being achieved.

Regarding rental controls, this is impractical in a market where housing prices are not regulated as there must be correlation between the two for the markets to work correctly. Where is the evidence that rentals are being raised unfairly by landlords. I am sure there are some instances but is it sufficient to warrant such wide scale reforms that re likely to decimate the market and ultimately lead to supply and demand issues and pressure for rents to increase.

I have chosen not to join the landlord's association as unfortunately I believe that views are not listened to, and the reforms will take place as it is the agenda of certain states members and elections are coming up but as one last ditched attempt to make my views known I thought I would respond. Voter apathy in Jersey is some of the lowest in the democratic world and shows no signs of changing given the undemocratic changes made to the composition of the assembly at the last elections.

In summary generally all these reforms appear to be like a sledgehammer to crack a nut and I wish David Warr was still the housing minister as he seemed to have a balanced view of both tenants and landlords but that seems to be gone with our labouresque contingent now calling the shots in the house.

Why is the survey just for tenants, seems one sided to me and tenants should have much better protection from tenants and consistently suffer financially and emotionally from bad tenants with it would seem little recourse.

Thank you for reading this and hopeful that someone may be listening to commonsense.