

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

Submission: Anon 23

Dated: 15 May 2025

I would like to bring a few points to Scrutiny Panel.

I possess one rental property. This is my pension. I have no work pension.

I am quite elderly and would need to know that I can sell my flat when needed as if I have to go into a Care Home my flat money would be needed to cover costs.

My present tenant's lease comes to an end early part of 2026. We usually renew his fixed term by doing a letter which we both sign. Is this still ok for up to a 3-year fixed?

If the new law comes into being will the Minister be issuing a new wording of a lease as this has to now cover who pays fees, white goods. Fees regarding breaking a lease or do we all have to go to Lawyers and incur more money to get new leases done?

Regarding money it seems that new rules incur a hefty price. Workmen ie electricians charge a lot of money for a small amount of time for us to get the new relative piece of paper.

What does the break clause consist of?

Do not agree with periodic tenancy.

I have worked and saved all my life. Hardly gone out to give myself some stability in my later life. So surely what I do with my money and when is my business. Big Brother comes to mind.

I am a good landlord. Anything wrong gets immediately sorted. I agree with rent increase once a year. Have always done that. Plus only RPI. BUT do not wish to have to plead with someone to put my rent up more than RPI if I have had to do significant updates to my flat.

Thank you for reading this.