

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

Submission: Jennifer Gare

Dated: 14 April 2025

I am a landlord of three properties and have been a landlord for the past thirty years.

I consider myself to be a good and fair landlord having accommodated both children and pets, where appropriate, and many of my tenants have stayed with me for periods of up to ten years.

I value good tenants over monetary gain and have kept my rent increases WELL below inflation.

I just wish to comment about the ceiling of 5% rental increase. I have never gone above this percentage rise even during the recent period of inflation, however no such ceiling is maintained by the tradesmen that I use to repair and maintain my property. Their prices have increased exponentially and I can understand that, they are in business! Although I am in “business” too I have not passed the increase in my costs on and have absorbed them.

My concern is exacerbated by the current world financial instability and the potential for inflation to return. I am uncertain whether, if this were to go to the levels that I remember from the 1980's when it was substantially into double figures, that I would be able to absorb the increased prices of the trades. There is no limit on what they are able to charge! I do not know how long I could continue to a landlord. For many of us it would be more profitable and much easier to have the capital invested at the current interest rates.

I would wish that you take the above comments into your scrutiny process and perhaps suggest an option to increase rents above that 5% should inflation rise steeply again.

Please consider the rise in market forces that landlords who maintain their properties well are being asked to bear.