

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

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Being a private landlord, I have some concerns regarding some of the proposed legislation of the Residential Law.

The periodic tenancies take away virtually total control of the property (an expensive asset) from the landlord. The reasons for being able to ask a tenant to leave are very restrictive (selling/ wish to occupy yourself/ move relative in). Should the tenant become awkward or exhibit unreasonable behaviour or upset neighbours, this is difficult to prove and is subjective. Any action taken may have to be via legal proceedings and court which are not only costly, but also time consuming.

There are I believe no statistics for "Revenge Evictions" which is one of the things the legislation is trying to prevent, if this is a very rare occurrence, then there should not be a need for legislation to try to prevent it.

Also, the limit of rent increases to a maximum of 5% is unfair. Only recently inflation has been well above that, and who knows what figure inflation may go to in years to come. The cost of repairs and maintenance increase well above the RPI, and the cost of living for landlords also increases e.g. electricity, food and water.

One proposal that a housing officer would be able to impose fines of up to £1,000 is preposterous, surely, only a court should be able to impose fines.