

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

Submission: Anon 9

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Having reviewed the recent article regarding the Scrutiny Panel's call for tenant feedback (Jersey Evening Post, 28 April 2025), I felt compelled to express my serious concerns about the potential unintended consequences of the proposed changes.

While I fully support the principle of improving tenant protections, I believe that the current proposals, particularly those around stricter eviction grounds and extended notice periods, risk harming both tenants and landlords in ways that may not have been fully considered.

My key concerns are:

1. Reduced rental supply - making it harder for landlords to regain possession, even for genuine reasons (such as sale, family use, or renovation), will discourage property owners from offering long-term rentals. This could push more landlords toward short-term lets or leaving properties vacant, reducing rental availability for those who need it most.
2. Higher rents - if the supply of available rental properties falls, basic economics suggests rents will inevitably rise, worsening affordability for tenants.
3. Discouraging responsible landlords - the vast majority of landlords are reasonable and act in good faith. Making processes overly rigid risks driving these landlords out of the sector, reducing housing quality and choice.

The rental market is a delicate ecosystem. Well-meaning but rushed changes could have the opposite effect to what is intended making life harder for both tenants and landlords.

I would strongly suggest a more balanced approach:

1. Conduct a full impact assessment on how changes will affect the supply and affordability of rental housing before enacting legislation.
2. Differentiate between responsible landlords and bad actors and avoid applying one size fits all restrictions.
3. Introduce simple, fast-track processes for genuine possession needs (e.g., sale, family occupation) with clear evidence requirements.
4. Focus on improving tenant security during fixed terms but retain pragmatic flexibility for longer-term periodic agreements.

I do believe that further research, consultation, and refinement are urgently needed before implementing major changes to tenancy laws. We all want a fair, functioning,

and sustainable rental market, but achieving that goal requires careful, evidence-based decision-making.