

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

**Submission: Peter French**

**Dated: 23 April 2025**

Here is some feedback from an experienced and caring landlord of several properties:

1. Overall there is a heavy bias in favour of the tenant.
2. There is a restriction on the type of leases which can be signed. A lease is a contract. A contract requires offer and acceptance by both parties. It is not up to Government to interfere with this basic legal concept. Both landlords and tenants are consenting adults.
3. Why is there a huge imbalance between the notice period required by tenants and that by landlords? This puts landlords at risk of expensive rent voids.
4. Why is there a 5% cap on rent increases when we have recently had inflation way in excess of this affecting landlord costs such as repairs and service charges. If you are going to impose a cap you should also impose a floor on rents - otherwise it is totally one sided.
5. The proposals smack of "wicked landlord" and "poor vulnerable tenant". That is simply not the case. Most landlords have good friendly relationships with tenants and treat them fairly. There might be one or two bad landlords - but there are even more bad tenants. And what on Earth is a "Revenge Eviction"? Revenge for what?
6. The consequence of what is proposed will be a mass exodus of landlords - already hit with a 3% stamp duty surcharge resulting in a smaller rental stock and therefore higher rents.
7. This is a classic case of "over government" or once again government trying to control every aspect of our lives.