

23.09.12

15 Deputy S.Y. Mézec of the Minister for Housing and Communities regarding the abolition of “no-fault” and “revenge” evictions (OQ.178/2023)

Will the Minister advise whether he has given consideration to the abolition of no-fault and revenge evictions in order to empower tenants to challenge unjustifiable rent increases and non-compliance with the minimum health and safety standards for rental properties and will he ensure that these measures are included in any new Residential Tenancy Law he proposes and, if not, why not?

Deputy D. Warr (The Minister for Housing and Communities):

I thank the Deputy for his question. The Deputy is aware that I have given consideration to these issues; they formed part of my public consultation. In fact the Deputy was present at a rather famous St. Helier Parish Hall presentation to the Jersey Landlords Association when we talked about updating the Residential Tenancy Law. I do not intend to offer premature guarantees on which measures will be progressed within the Draft Residential Tenancy Law before the feedback from Islanders has been analysed and the results published later this autumn. I hope the Deputy can respect that.

5.15.1 Deputy S.Y. Mézec:

In reference to the meeting that the Minister referred to, it was absolutely clear of a severe lack of understanding from many of those who were present of what a no-fault eviction is or what a revenge eviction is. Can the Minister assure this Assembly that just because a misunderstanding is commonly held does not mean that it will have a greater weight in any of his considerations because of the volume of that consideration and rather its matching up with the reality and the facts will hold a greater consideration had he not budged on what was in his consultation paper to end the scourge of no-fault and revenge evictions?

Deputy D. Warr:

I thank the Deputy for his question. I appreciate you are endeavouring to force my arm to give an opinion in this scenario; I clearly cannot. With due respect we have a huge response, 310 responses, many of which were very detailed. They are in batches of 10 outstandings, they are sort of divided into approximately 50 batches, I should say for analysis. There are still 10 to be analysed and these will be completed in the next couple of weeks. I really cannot make any commentary on what the outcome of that will be. But in the fullness of time the Deputy will get to hear the outcome of that consultation.