

ROYAL COURT
(Samedi Division)

12th March, 1993

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The Bailiff, and
Jurats Vint and Bonn

The Attorney General

- v -

Duncan James Alexander

3 infractions of Article 14(1)(a) of the Housing (Jersey) Law, 1949.

AGE: 30.

PLEA: Guilty.

DETAILS OF OFFENCE:

The defendant bought a house subject to the usual (a)-(h) conditions. He split up the house and let a flat to a qualified person and 3 bedsitting rooms to unqualified person. The qualified person paid a lower rent for cleaning communal areas and collecting the other rents. No intention to break the law. £2,820 in rent received from unqualified tenants over 7 months.

DETAILS OF MITIGATION:

Good character, reasonable rents, said in many ways to be a "decent landlord".

PREVIOUS CONVICTIONS:

Minor motoring.

CONCLUSIONS:

£500 x 3 = £1,500 or 3 months. Costs £250.

SENTENCE AND OBSERVATIONS OF THE COURT:

£400 x 3 = £1,200 or 3 months. Costs £250.

The Attorney General.
Advocate N.M.C. Santos Costa for the Defendant.

JUDGMENT

THE BAILIFF: In view of the special circumstances and of the fact that Mr. Durant was given the option of taking the whole of the premises, in which case there would not have been a breach of the Housing Law, we feel we can make a slight reduction in the conclusions asked for.

You are fined £400 on each of the three counts, or one month's imprisonment consecutive as the case may be, and £250 costs. You will have 4 weeks in which to pay the fines.

No authorities.