# Bristol landlord fined over £11,000 for misleading tenants



A Bristol landlord has been fined over £11,000 after pleading guilty to multiple charges concerning the misleading treatment of her tenants. Josefina Velazquez, who resides on Hampton Road in Redland, was found to have engaged in unfair practices over a period stretching from 2022 to 2024 that affected her young student tenants.

The investigation conducted by Bristol City Council revealed that Velazquez misrepresented the amounts of deposits required from her tenants. She initially advertised lower deposit figures but subsequently asked her tenants to pay additional sums, leading to a significant overcharge.

The findings also included misleading her tenants regarding their legal rights, particularly about the stipulations surrounding security deposits. Ms Velazquez only refunded a total of £6,924 to her tenants after being notified of pending legal action by the council.

District Judge Matthews underscored the importance of ensuring that landlords adhere to fair practices, especially in light of the vulnerabilities faced by young students who often quickly secure accommodation due to time constraints. Velazquez has been instructed to cooperate with Bristol City Council to amend her business practices moving forward.

Councillor Richard Eddy, Vice Chair of the Homes and Housing Delivery Committee, expressed the council's commitment to protecting tenant rights. Speaking to the Bristol Post, he stated, “We take the rights of tenants very seriously and will continue to take action against landlords who fail in their duties.” He further highlighted the need for transparency in tenancy agreements, indicating that the council aims to empower tenants to report any issues without fear of repercussion.

This case follows another incident in which a different landlord in Bristol was fined £6,000 after 19 breaches were uncovered in one of their properties. These actions underscore Bristol City Council's ongoing efforts to tackle rogue landlords operating in the area.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://news.bristol.gov.uk/press-releases/e41e2a2a-c7e9-4e52-8ec2-a2e67748106b/student-landlord-fined-over-11-000-for-misleading-tenants> - This URL supports the claim that a Bristol landlord, Ms Velazquez, was fined over £11,000 for misleading tenants about deposit amounts and legal rights.
2. <https://www.thebusinessdesk.com/south-west/news/21410-student-landlord-fined-more-than-11000-for-misleading-tenants> - This URL corroborates the details of the fine and the charges related to advertising lower deposit figures and misinforming tenants about their rights.
3. <https://www.proprt360.com/2025/04/landlord-fined-after-misleading-tenants/> - This URL confirms that Josefina Velazquez pleaded guilty to charges of misleading young student tenants and was subsequently fined.
4. <https://muckrack.com/graham-norwood/articles> - Although not directly related to the specific case details, this URL mentions a landlord in Bristol being fined, which aligns with the broader context of enforcement against landlords.
5. <https://www.bristol.gov.uk/tenants> - This URL would generally provide information on tenant rights and could support the council's commitment to protecting those rights.
6. <https://www.bristolpost.co.uk/news/bristol-news/bristol-city-council-tenants-rights-3951898> - This URL could provide background information on Bristol City Council's efforts to protect tenant rights and address rogue landlords.
7. <https://www.bristolpost.co.uk/news/bristol-news/bristol-landlord-fined-11k-misleading-10107066> - Please view link - unable to able to access data