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To: [Residential Tenancy](#)
Subject: Sub-leases and profiteering
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Dear Review Team

I just wanted to raise the issue of sub-leasing and profiteering. Whilst those sub-leasing properties are included under the definition of 'landlord' in the legislation, I think it is significantly under-regulated and a part of the rental market most likely to lead to distortions and profiteering, at the expense of those most vulnerable, including international students, those with minimal English and welfare recipients.

I speak of the stories that receive media attention every so often of people being charged hundreds of dollars a week to rent a verandah as a 'bedroom' or multiple students renting a one-bedroom flat.

From working for a pro-bono legal service I am of the view that most people feel that they are shut off from seeking legal advice due to cost or complexity, even tribunals like NCAT - so those seeking to profit as sub-landlords are unlikely to have complaints made about them.

I would ask that this scenario is included in the formulation of any reforms.

Many thanks