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Dear Sir/ Madam

IMPROVING NSW RENTAL LAWS - SUBMISSION

I am writing as a resident of NSW who is neither a Landlord or Tenant, though I have been a Tenant, Landlord and homeowner.

In the course of my studies and business I have lived in Australia, the USA and EU. As a result I have had the opportunity to see how rental laws operate in a number of countries.

I note that in the vast majority of jurisdictions, a rental contract applies equally to the Landlord as the Tenant, which is not the case in NSW. I note that in most cases the Landlord is bound by the rental contract rather than being able to change their mind at the drop of a hat and throw good Tenants out of rental properties on a whim, sometimes with as little as two weeks' notice, despite the information to the contrary in your survey. I note that families with children are often less desirable Tenants for Landlords and are particularly vulnerable to being thrown out at short notice. In my opinion this is a significant issue that contributes to homelessness in this state. With respect, the vulnerability of children and families in a rental situation is a more important issue than the presence of pets.

Where I currently live in [REDACTED] used to have a lot of long term rental properties available. With the advent of Air B and B and the massive property value increases due to this and the pandemic, there are far fewer long term rental properties. Those families that do rent in the town are very vulnerable to being thrown out at short notice every time there is a school holiday, as the Landlords can earn more from Air B and B rentals than long term lease rentals. Often these families are given as little as 2 weeks' notice to find another property, and usually have to move away due to lack of available properties. This experience has been distressing and disruptive to children in multiple families.

These issues are a disaster for our town as a community, although individual retirees and Sydney residents who own property in [REDACTED] can make a lot of money forcing sale prices up and using the properties for Air B and B rentals.

The NSW Government considers the number of residents of a town when it considers resourcing issues such as the number of kids and teachers at the local primary school, fire, police, ambulance and medical services. In addition the churches and two clubs have been impacted by the change from large numbers of long term rental houses to large numbers of Air B and B residences. We have less families in [REDACTED] because of these changes and it is a bad thing.

It is very strange to me that the NSW Government has not include the massive impact of property values and Air B and B rentals in this rental survey because both areas are forcing long term renters into the category of homeless people, including NSW families.

In conclusion:

1) I urge the NSW state Government to develop standard rental contracts that fairly bind the Landlord as well as the Tenant. In most countries Landlords are responsible for the upkeep of properties while the Tenants are in the building. It is difficult to see why NSW Landlords need to be different in this respect.

2) Property may well be an investment for Landlords, but they should not have the right to throw renting families who have signed legitimate rental contracts out of their homes on short notice.

3) The NSW Government should consider the area of rental controls carefully for the welfare of families in this state.

4) Shelter is a right for all residents and this should take precedence over property investment and negative gearing without restriction.

5) The EU is currently considering the banning of Air B and B rentals in townships below a certain size and I would strongly encourage the NSW Government to consider this area of regulation for New South Wales. While Tourism is important, families are the lifeblood of this state and your taxpayers.

Kindest regards,

Chryssy Tintner MBA MFA

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