

To whom it may concern,

I am writing to submit my concerns and recommendations regarding the current rental property laws in New South Wales. As a tenant who has experienced several issues firsthand, I believe that urgent updates are necessary to better protect the rights and interests of renters across the state.

Firstly, I would like to address the unjust fees imposed by certain real estate agents on their electronic payment systems. Currently, I am subject to a rental agreement where the real estate agent charges fees for using their electronic payment system, leaving mail order as the only option to avoid such fees. This practice is outdated and unfair, as electronic payment methods have become increasingly common and convenient in our digital age. It is imperative that rental laws be revised to prohibit the imposition of excessive fees on tenants for utilizing electronic payment systems. This update would not only promote fairness but also align with the modern standards of financial transactions.

Furthermore, I have experienced frequent and burdensome rent increases during my tenancy. These sharp increases, often exceeding the rate of inflation or market trends, place significant financial strain on renters. The absence of reasonable limitations on rent increases allows for exploitative practices by landlords and undermines the stability and affordability of rental housing. I strongly urge the government to introduce stricter regulations regarding rent increases, such as annual caps or indexed limits, to ensure that rental costs remain reasonable and affordable for tenants.

Lastly, I would like to bring attention to the issue of unreasonable break fees imposed by landlords and real estate agents. Recently, I faced the unfortunate circumstance of needing to terminate my tenancy agreement a few days before its scheduled end date. Despite the minimal disruption caused by my early departure, and the fact that the unit was rented before I had left the property, I was charged exorbitant break fees that were disproportionately high. This punitive approach not only discourages tenants from exercising their rights but also imposes unnecessary financial burdens on individuals already facing the challenges of finding alternative accommodation. It is crucial that the government revises the regulations surrounding break fees, establishing fair and transparent guidelines to prevent excessive charges that do not accurately reflect the actual costs incurred.

In conclusion, I strongly advocate for an urgent update of rental property laws in New South Wales to better safeguard the rights and interests of tenants. Specifically, I urge the government to address the issues of unjust fees on electronic payment systems, frequent rent increases, and unreasonable break fees. By implementing necessary reforms, New South Wales can ensure a fair and balanced rental market, fostering a conducive environment for both tenants and landlords.

Thank you for considering my submission. I trust that you will give due attention to the concerns raised and take appropriate action to improve the rental property laws in our state. If you require any further information or would like to discuss this matter in more detail, please do not hesitate to contact me.

Yours sincerely

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