

As someone who has rented both in NSW and in the UK, both markets leave much to be desired for renters. I would however like point out the success of the **UK's Tenant Fees Act of 2019** and the inability for landlords to end fixed term leases to sell a property.

This act limits payments that landlords or letting agents can charge to tenants to a specific list of payment reasons/limits to those payments. Before this act, UK tenants could be charged for anything from replacing smoke detectors to charges simply for having their lease contract drawn up.

Using this law, I was able to get my sister out of paying hundreds of pounds in 'junk' charges. I believe it could also be of benefit to NSW renters if similar legislation was passed. The UK legislation has saved many renters from junk fees, and helped clear up to landlords and agents what they are able to charge to tenants.

You can find details on the UK Tenant Fees Act of 2019 here:

<https://www.gov.uk/government/collections/tenant-fees-act>

<https://www.legislation.gov.uk/ukpga/2019/4/contents>

My second suggestion is to remove the ability for landlords to end fixed term leases to sell properties. In the UK the landlord cannot end a lease if they wish to sell, and often properties are sold with an existing tenant, which the new landlord must honour the terms of their tenancy agreement.

If a landlord signs a fixed term tenancy agreement, like most other products or services, they should have to honour the terms of that agreement. They should not be able to change the rent for the period of the agreement, and they should have to provide the property to the tenant for the entire period. If they wish for the property to be empty for when they sell, they should have to negotiate with the tenant or compensate the tenant. Alternatively, they can just sell the property with the clause that the new owner will have to honour the remainder of the tenancy period.