

From: [REDACTED]
To: [Residential Tenancy](#)
Subject: Have your say: NSW government's rental law reform - Submission
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To whom it may concern,

I am writing to you today to advocate for much-needed rental law reform in New South Wales (NSW), Australia. The current rental crisis has left many tenants vulnerable and in need of stronger safeguards. I believe that by implementing the following reforms, we can create a more equitable rental market that ensures the well-being of both tenants and landlords.

- 1. Pet Law Reform:** NSW should align with Victoria's progressive stance on pets in rental properties. Landlords should be required to provide specific reasons to the tribunal as to why pets should not be allowed, within a 14-day period. The current situation has led to a surge in pet abandonment, as people fear they won't find pet-friendly rentals. By standardizing the process and encouraging landlords to consider individual circumstances, we can alleviate the burden on animal shelters and provide more stability for both pets and their owners.
- 2. No-Grounds Evictions:** There needs to be greater accountability for landlords attempting to issue no-grounds evictions. These evictions are often used as a means to raise rents or unfairly remove tenants. To address this, penalties should be imposed on any landlord or real estate agency that advertises a property for rent after issuing a no grounds eviction for reasons such as "moving back in" or "demolition." Additionally, the practice in Queensland, where real estate agencies use a loophole to prevent tenants from transitioning onto a rolling lease, should not be replicated in NSW.
- 3. Rent Caps:** Taking inspiration from the Australian Capital Territory (ACT), the introduction of rent caps at no more than 10% above inflation would help mitigate the current housing crisis in NSW. Such caps would prevent artificial inflation of rental prices, ensuring that individuals with lower or average incomes are not priced out of the market. Contrary to concerns about discouraging investment, the ACT's successful implementation demonstrates that rent caps can provide stability without hindering investment opportunities.
- 4. Portable Bonds:** The proposed legislation on portable bonds is a crucial step towards reducing the financial burden on tenants during property transitions. Moving can be an expensive exercise, especially when tenants are required to pay a new bond while waiting for the return of their previous bond. Allowing a 14-day grace period to provide any additional bond amount, if the new bond is larger than the old bond, would alleviate this burden and facilitate smoother moves.

By addressing these key areas through comprehensive rental law reform, we can foster a more balanced and just rental market in NSW. These reforms will protect the rights of tenants, provide stability, and ensure a fair and equitable housing system for all.

Thank you for your attention to this pressing matter. I urge you to consider these proposals and work towards enacting meaningful rental law reform that benefits the entire community.

Yours sincerely,

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