

From: [REDACTED]
To: [Residential Tenancy](#)
Subject: Improving NSW rental laws
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Good afternoon.

I am a landlord and have just gone through the survey titled above.

I found this to be very tenant biased in its questions and is only looking at a part of the problems. Rent increases: People always state market value for rent increases which to me is a very poor metric.

This is defined as asking price for vacant properties on the market which is usually much higher than rents in long term rentals.

It is not defined as market price across all rental properties across a given area or demographic as no one keeps overall rental values.

Rent justification: Please come up with some metric that includes cost to the landlord, property value and condition. If you force some blanket rule like the Greens are looking for you will force investors out of the market further reducing supply which knocks on to higher rents as we have seen in Qld.

Where this survey fails is that it does not look at protections for landlords from bad tenants.

You see in the news quite often of horrific cases where tenants refuse to pay rent, turn houses into squalors, and in some cases have burnt down houses as revenge to a landlord trying to get their property back.

As the laws stands the only avenue for the landlord is the NSW Civil Administrations Tribunal. While the tribunal can hand down fines to landlords doing the wrong thing, and rightly so, there is no jurisdiction for the tribunal to hand down fines to tenants.

The document called a lease gives a tenant free reign to take possession of someone else's property while the legal process is slowly followed to seek eviction and finally a sheriff to physically remove them. This is a costly and time consuming process. The worst the tenant suffers from this is to find somewhere else to live where they just start the same process again and again.

Where there are cases of extreme damage, garbage, filth and loss of rent or abandonment, the tribunal should be able to hand down fines to the tenants, collected by the state government and refunded to the landlord. Where fines are not paid, then with any other fine, loss of licences and prison time may ensue.

While most landlords and most tenants are all socially conscious people there are those on both sides that need harsh penalties to protect the innocent parties.

[REDACTED]
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