

**From:** [REDACTED]  
**To:** [Residential Tenancy](#)  
**Subject:** Submission: NSW Rent Laws  
**Date:** Saturday, 15 July 2023 4:15:33 AM

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

[CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.]

NSW laws should be changed to make renting fairer.

I'm an owner of an apartment in [REDACTED]. I used to be a renter and may be forced to rent again in Sydney's North Shore to be near my aging mother (selling my apartment would not be enough to afford even a small apartment in Sydney's North Shore). I know from previous experience that renting is tough on potential tenants; it was impossible, as a low income earner for me to secure a lease. Thanks to my family they raised the money allowing me to own an apartment. Sure, rent has to be fair to both landlord and tenant. But in my experience it's tipped in favour of landlords. My brother was a landlord i.e. owned a unit in [REDACTED] NSW and I remember him telling me that the estate agent would ask if he wants to increase the rent (that doesn't seem fair - the rent should be set at the advertised price and not be allowed to increase unless there's a good reason, and it should only happen occasionally, if at all). And in regard to a rolling and fixed term lease the landlord should have a good, valid reason for ending a tenancy: the property will soon be sold is not good enough reason to evict a tenant.

Also, renters should be allowed (within reason) to keep pets; sure, if the tenant's proposing to keep a camel, horse, crocodile or tiger etc., in a domestic, suburban rental property, it wouldn't be appropriate. But landlords shouldn't be allowed to refuse a reasonable pet e.g. cat, dog, rabbit, goldfish, mouse, guinea pig etc. I understand that in ACT, NT and Victoria the landlord has to go to a Tribunal and let them decide if the landlord has the right to say no to pets. That's how it should be in NSW

Regards

[REDACTED]