

**From:** [REDACTED]  
**To:** [Residential Tenancy](#)  
**Subject:** My say  
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Dear Sir/Madam,

I am a 66-year-old lawyer, and I would like to make the following submissions regarding rent reform in NSW.

I strongly believe that tenants need to be able to have permanency of tenure to plan their lives that they cannot now do.

I have given quite a bit of thought to how the laws need to be amended to achieve that.

One way to prevent excessive rent hikes is to define "excessive" in the legislation to mean not more than the CPI unless there are exceptional circumstances, this will put the onus on the landlord to prove why the rent should exceed the CPI.

However, this will not provide the sort of tenure tenants need to have a decent life where they can plan to have family etc.

My view is that tenants need a right to a series of options to renew their leases for up to their life- this would effectively be a life tenancy, or perhaps for a lesser period like 20 years.

I understand some countries in Europe have similar systems of tenancy and my view is we need to consider something similar. The landlord would also benefit by having certainty of returns on their investment.

I hope this feedback will be helpful to you and would be happy to hear back and even provide assistance if need be.

Kind regards,

[REDACTED]