

Submission to New South Wales Government on Improving NSW Rental Laws

My name is [REDACTED]. I am [REDACTED], Australian-born and am an [REDACTED]. I live in a rental property with my husband who is [REDACTED] and who is also an [REDACTED]. We are co-signatories to a joint tenancy. We live in a rental property in [REDACTED] that is restricted to [REDACTED]. We have signed 12-month tenancy agreements every year since we moved into the property in [REDACTED]. We have been tenants here for over 7 years and have maintained the property and gardens to a high standard.

We have reached the age when the prospect of having to move to another property has become terrifying because of the costs involved and the physical strain of moving our furniture and belongings. My husband has had two heart attacks requiring hospitalisations since 2015.

NSW Tenancy Laws should ensure that long-term tenants such as us who have been continuous tenants for longer than say 5 years should be provided with at least a year's notice by the landlord in the event that the landlord wants vacant possession or imposes a rent increase that cannot be afforded by the tenant. To minimise the tendency for landlords to use such a provision to terminate a tenancy in advance of the qualifying period, the period counted as a "continuous tenancy" should be retrospective for a period of five years earlier than the date of the enactment and should include all continuous periods of periodic and fixed term agreements within the retrospective period.

The intrusion of Real Estate Agents as property managers into the property rental market is a significant factor in ever-rising rentals. In today's highly regulated home rental environment there is no real practical reason, apart from initial property advertising and securing a tenant, for Real Estate Agents to act as property managers. This

interposition adds costs almost always directly imposed upon tenants. Perhaps an appropriate way to resolve this issue would be to restrict Real Estate Agents acting as property managers if the rental amount is less than \$1,000 a week.

Airbnb and Stayz properties have a major role in inflating the price and the shortage of rental properties. It is reported that in Byron Bay 'Airbnb is equivalent to 83% of the total rental stock'. Government must find a foolproof way to ensure that short-term high profit rentals and greed do not completely cripple the long term rental market.

I hope that you find these suggestions to have merit.

Yours faithfully,

