

25/07/23

[REDACTED]

[REDACTED]

[REDACTED]

I would like to submit my views on the current rental issues within NSW.

My name: [REDACTED]

Current address: [REDACTED]

DOB: [REDACTED]

I rent now with Friends.

Also, I have filled out your online survey as well.

Recently I looked at lots of rentals within the [REDACTED] areas.

My views on the rental issues are.

1. The owner or estate agents are placing old photographs online of the rental property. This does not show the property damage or the true state of this property before viewing. The owners or agents should have a checklist beforehand – it's like purchasing a car the car comes with a safety checklist. 'Some agents will say write it down for the owner to repair items? this happens sometimes or the person renting out the property needs to take time of work or waits, waits, and waits for this to be completed. We are paying very high rents this should be completed beforehand.

I found that on inspection days or viewing the properties we found that the property had lots of issues; roofs needed repairing, doors not attached, shower screens not attached, downpipes damaged, rubbish within property windows not opening, TV outlets not working or they, dishwashers not working, leaking tapes – 'please you should take a team out to inspect these properties yourself.

2. Regarding pets – I worked as a [REDACTED] within NSW; all pets should be Registered, M/chipped beforehand when he or she are signing a lease agreement. 'The owner should have the rights to say no pets or allow with conditions. Paperwork should be forwarded to the local council or

inform the tenant to change address ASAP – This should be checked with the 1st inspection or 14days.

3. Protecting personal information – this information should only stay on file or system for 6ms or 12ms within lease agreement. The information should not be given to owners under the ACT. Maybe the information should be registered??
4. The Bond should be allowed to be forwarded / transferred to all addresses or real estate agents for new rental ASAP once inspections have been completed by them. 'If any issues, make sure all parties are informed ASAP. Rubbish or cleaning should not be up to new tenants. 'I've had this happen to us.
5. Putting up rents – I can understand the owner for putting up rents this should be in line with CPI, or a reasonable rise after lease has been completed.
6. Once agents or owner has informed new tenant of accepting new rental; agents should not allow inspection to go ahead. This happens.
7. Cranny flats – should not be advertising as houses? sorry cranny flats are cranny flats.

Thanks

[REDACTED]

[REDACTED]

[REDACTED]