

25 Jul 2023

Dear NSW Government,

I am deeply concerned about the way rents in Sydney have sky-rocketed recently. The lack of relevant laws for the current scenario in 2023 (not just standard procedures) seems to be allowing greed or desperation to flourish without any controls in place which is hurting so many.

To start, the public is forced to cope with rent increases because of the chaos created by continuing interest rate rises because of recent world money printing (to survive covid) which has devalued money in society generally. Some (not all) landlords now have to pay more for their mortgages, so this lands on the backs of renters. Everybody is paying more for everything in general.

Focusing on renting though, I have had to move 3 times in 2 years because of uncontrolled rent increases (or should I say, landlords).

1. I had been in a unit for 6 years, but in late 2021 the landlord gave a 'no grounds' and I had to move out because "he was moving back in". No, he just put the rent up (as per the online ads) by 30%. It was very difficult to find another place to move as dozens of people show up to every inspection everywhere. I eventually found a 6-month lease on a new place, but this was very difficult to make happen financially.

2. 7 months into my lease in place #2, I got another 'no grounds' and had to move again. Again, the notice said it was because "the landlord was moving back in". Lie. The rent just went from \$480 pw to \$600 pw (I met the new tenant). It was so difficult trying to find a new place to live as I was working 60-hour weeks in a head-wrecking job, but every apartment I applied to all seems perfectly fine even thinking it would happen as I was able to move next day (because of receiving the 'no grounds') but all fell flat in the end as there were always too many applicants (said the agents). With only 3 days' notice left before I had to move and had been looking for the full 3 month notice period, I still had nowhere to go. Another unit came up in the same building but was for \$800 pw (way higher than I wanted) but I felt I had no choice at all as everywhere was getting so expensive, but it solved the problem for the immediacy and saved a lot of moving troubles to only shift within the building (much cheaper and less traumatic). It also had a car space that I could rent out.

3. Now, 12 months into place #2, I've been served with a 10% rent increase (\$880 per week). CPI is 5% is it not? Anyways that's \$4,000 extra per year, very steep. I feel forced to move now because my job ended 2 days ago and now I am faced with a massive rent increase.

Every move is so chaotic and stressful and takes months to really go through the whole process, get settled in, get all admin in place, get all internet and utilities set up, and everything unpacked. It was so difficult as I was working from home and needed constant internet stability and a reliable workplace in the home without chaos all around me from packing/unpacking.

I don't know if changing rules is going to help because landlords and agents will just lie to get what they need. The issue needs to be dealt with at the root and get inflation way back down again as soon as possible so all this overheated chaos can calm down. There is also a massive undersupply of apartments in Sydney (near where people want to live) and the lack of construction during covid has ramped that demand up even worse. We need more housing supply and lower inflation, but neither can happen within months/years now. In the meantime, any laws are welcomed that prevent the unfettered jolting of people out of their homes to make more money for landlords but ruining renters lives in the meantime i.e. the people who have made possible the lifestyle to which the landlord has been chosen (to own investment properties). I have owned 3 properties in Sydney before myself and rented them out, so I am not anti-landlord. But I would NEVER get rid of a good tenant for the sake of a rent increase because you almost always lose overall in that, it's short-sighted and doesn't really work for the landlord if they were honest.

Kind regards,

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