

To whom it may concern,

I wanted to make a quick comment/submission in relation to The NSW Government being able to improve rental laws to support renters, landlords and the community.

I believe one of the biggest factors in tenants being able to secure a rental property is the doubt/risk a landlord makes in accepting a tenant. This can be because of many reasons which is different for every landlord – the tenants application, history, job security and unfortunately discrimination/bias in many areas

However, every landlord is trying to make the right decision for them, and each one of them simple wants to choose a tenant that pays the rent, and looks after the property.

I believe a problem we have with our current tenancy laws is that a tenant cant pay more than 4 weeks rent as a bond. In my opinion, if this was able to be increased by option, not legally changing the current laws of 4 weeks, but making it legal for the ability to change the amount which would be agreeable by both landlord and tenant. This will give a landlord a lower risk knowing the tenant has put up a higher amount. Enabling a happy landlord, and more tenants being able to secure a property.

This would also greatly approve more landlords accepting a tenant to have a pet. Again, one of the biggest factors for a landlord allowing a pet, is the risk they would be taking on, with any damage the pet may cause. If the tenant were able to offer the landlord an increase of the bond, this would lower the risk an owner would have, knowing if any problems were to arise, the extra money is there to pay for any damages