

## **Submission: Improving NSW Renting Laws**

All renters need and deserve homes that are affordable, secure, safe, and feel like home. NSW renting laws should be reformed in order to make renting fair for the 1 in 3 people in NSW who rent our homes.

I am a 36 year old renter in Sydney's [REDACTED]. I have been renting my whole adult life and now rent with my husband and our young child.

### **Ending unfair evictions**

Renters need homes that are stable and secure. Renters deserve to live without fear of unfair 'no grounds' evictions from our homes.

All renters should be provided with a valid reason for ending a tenancy. Landlords should be required to provide a reason to end a rolling (periodic) lease, and a fixed term lease after the end date.

'The property will soon be sold' should not be added as a ground for eviction.

I have been moved out of two properties because the landlord said they were moving out. In both cases the landlord re-advertised the home on the market only a few weeks later with a substantial rental increase of more than 10% per week.

I have also refrained from pushing my current landlord on repairs in the apartment, after contacting them multiple times with no answer too when they would be fixing the issues, because I was concerned that they would end our lease and we would have nowhere to live. This is an incredibly stressful and unjust way to live.

### **Rental affordability**

Renters need homes that are affordable. Renters need to be able to afford to pay our rent without worrying that it will mean we go without other life essentials.

There should be fair limits on rent increases in NSW tenancy law.

Housing is an essential service. Having a secure, safe, affordable home is vital to ensure a decent life. There are other essential services – energy, health, education and more – where cost is regulated to ensure the service is accessible for everyone. Fair limits on rent increases and rent setting should apply in rental housing too.

The landlords in our building have been increasing rents in neighbouring apartments by more than 30% per week. We are concerned we are next which means we will need to move out. I am worried that we will not be able to find a home due to the rental bidding that occurs and the volume of applications at rental homes within our price range.