

Submission: Improving NSW Rental Laws.

Thank you, for the opportunity to add my opinion.

There is a lot of talk in the media about the rental shortage and rise in the cost of living.

There is also a narrative around greedy landlords putting up rents and sub standard rentals.

This is my experience as a landlord. My parents came to Australia as migrants in [REDACTED]. They started a family, worked in factories and bought a house. When their boys grew up and started work they sold that house and bought another house. My father died and after [REDACTED] my mother downsized and gave my family some inheritance. My family invested that money into a property.

We own the family home and an investment property. We have two adult children. One with a family and one living with us. We are both retired with some superannuation and savings. We are not on a pension. Our only income comes from the rental of our property. The upkeep of the property is our responsibility which we take seriously. It is safe, clean and well maintained. We respect our tenants knowing that good tenants are gold. Not only for us but the neighbours.

I am writing this submission because of my concerns.

As already stated our investment property is our only income. The cost of living also affects us as landlords. We should be able to receive market value rent to cover the cost of our property and provide an income. We also want to give our children an inheritance in the future. Our family has worked to own this property and we are responsible for it as we are responsible for the security of our family.

We should be able to make all decisions about our property that are in our best interest, which includes keeping good tenants. However if things do not work out with tenants as the owner we should be able to make the final decisions on the end of a lease . If this means no grounds eviction then this is the way it should be. Being a landlord has responsibilities and it's in my interest to have good tenants.

I am really concerned about making it easier for tenants to have pets. My property is advertised as 'no pets' and there are practical reasons for this. Having a pet comes with

responsibilities. If a pet owner isn't meeting those responsibilities then I will be the person chasing them up. Is the pet registered? Is it desexed and free of parasites like fleas? Does it bark during the day if the owner is out and what if the neighbours complain and zero gets done. Or even worse the tenants get another dog to keep it company. Dogs also have tendencies to roam, dig holes, mark their territory by urinating and dog droppings not disposed of are unsightly and unhealthy.

Cats are problematic if allowed to roam killing native species or going into neighbours' yards. Pet owners are close to their pets describing them as 'fur babies' allowing them to live inside as company but dogs are not clean. They carry parasites such as hook and tape worms, they lose hair and smell. Pet owners often have more than one dog and in reference to the Consultation Paper on page 7, if "chickens" are outside animals well so are dogs.

I also have an issue with the notion of pet ownership as part of the 'Australian lifestyle' this is a subjective notion and suggests that you have to own a pet to be Australian. I'm not comfortable with this and going to a Tribunal to argue my point on Culture and Identity about "What it means to be Australian" isn't something I should be expected to do, but I would consider it as a "reasonable condition" (*Discussion point 9*) to argue my point.

On *Discussion point 7* the valid reason landlords should be able to refuse pet ownership without going to the Tribunal is, 'It's my property'.

On *Discussion point 9* the Tribunal shouldn't be able to **force** landlords to allow pets onto their rental properties.

To be blunt "reasonable refusal" as the owner of the property and responsible for it, it is my decision and it is not the Government's role to legislate against private ownership, it is called Private Property for a reason.

Furthermore, if a dog or cat is kept for medical reasons accompanied by a medical certificate I would be expected to be able to witness it which surely is an invasion of privacy and something I'm not comfortable with.

The idea of going to a Tribunal to argue my case over pet ownership is an infringement of my rights, a waste of my time and as I live in a regional area a financial cost.

I've owned dogs and cats and I know what it's like to look after pets. Not all pet owners are responsible socially and legally.

Personal information should always be protected but the focus on protection should be the landlord who is doing the right thing and covering the financial burden of the property through depreciation, maintenance, insurances and rates. If this means information is provided to and shared by real estate agents then it should be fair but rigorous.

As a landlord I think the current system is working sufficiently well.

Thank you for the opportunity to contribute to the discussion and I hope my opinions are respected and given consideration.

Yours Faithfully,

