

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 renter in Sydney for over 40 years. I currently rent a 2 BDRM unit in [REDACTED] [REDACTED] The unit is owned by my parents and managed by a real estate agent to whom the rental deposits are made. I have agreed on an affordable rent with my parents of \$400 PW which has remained stable for the past 5 yrs

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 had been informed that the lease to my unit would not be renewed as the owner decided to return from interstate and move back in to the unit. I found another rental (much better) around the corner.

In the next week there was a for lease sign advertising the unit I had to move from. Obviously the owner changed her mind and the rent was 25% higher than when I lived there.

Keeping pets in rental homes

Renters need homes that feel like home. Renters should be allowed to make simple choices to make the houses we live in homes, including whether or not to keep pets.

Landlords should only be able to refuse a pet by obtaining a Tribunal order allowing them to do so. This is a model similar to those that apply in Victoria, the ACT and the NT.

We pay premium prices for the basic human right to have a safe haven with a roof over our heads. This home environment incorporates each individual's expression of a good life, a

life worth living. To achieve this, we need to be permitted the freedom to own an animal companion. To change the colour of a wall, hang a picture on the wall. Ensure our doors and windows are secured with locks. Windows need blinds to block prying eyes or streetlights or sun.

I should be able to hang curtains. Have working exhaust fans, taps, toilets, showers or electric power points.

I consider my home a place unique to me, where no outside person has any say at all in regards to how I choose to secure, decorate or live a lovely life with a pet and a partner. When I'm paying 40% of my income to have a home, I will ensure to live as I desire.

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.

For 12 years I lived at [REDACTED]. Initially in 2007 it was affordable and unknown. Over the years it was gentrified and I was paying 40% of my income as rent. I could no longer afford to live there.

My parents owned a unit in [REDACTED] renting at \$570 per week.

We negotiated a nominal rent for me to move in so I would have a safe sure home and likewise my parents would have security the property is well cared for and a regular consistent income. I have been renting a 2 BDRM unit from my parents at the agreed rate of \$400 per week for the past five years .

Last week at 5:28pm I received an email from the real estate agent notifying me of a rental increase of \$150 to commence in 3 weeks.

I was astounded as I was with my parents the day before and they told me nothing about this rental increase. I was ready to call and berate them for not informing me of this

decision. I calmed down and called them, I asked mum about this matter she did not know what I was talking about, she put my dad on the phone and he did not know anything either.

I informed them about the official notice received from the real estate about the rental increase. My father said he did not request this to be done.

He told me to call the real estate agent and convey the message that "I am the owner and I say what happens, I rent the the unit to my son for \$400 and will continue to do so"

I rang the real estate agent within 20 minutes of receiving the notification. She told me she finished for the day. I persisted to verbally inform her why I'm calling. The agent asked me to put in writing and email her. I did so.

The following day she called me and said she understands and maybe we can negotiate to a rate I can afford. I had to reiterate that there is nothing to negotiate, the owner has made his decision and has clearly communicated it. She said she will speak to her superiors.

They called back later that day and I was informed that the rent increase had been rescinded. They apologised and said that it was a automatic process that their systems apply each year

I disagreed, so the call was passed to the managing director.

He reiterated it was an automated systems process applied yearly.

I pointed out that is not true as the rent had been stable for the past five years. I also stated that a sudden 40% rental increase is not standard, fair or reasonable for me or anybody else.

He said they should have picked this up and not issued me an increase and it will not happen again. I said that I pity all the other unfortunate renters who have been issued these exorbitant rental increases at the agents discretion. The owners aren't even requesting this, as was the case for me.

Was the agent going to inform the landlords or pocket the difference themselves.

It has now become clear to me, I understand the housing and rental crisis in Sydney has been created by the agents enforcing exorbitant rental increases so as to maximise their own earnings.

Housing is essential for all of us. Laws need to be created and enforced to ensure that affordable housing is available to every citizen.

Real Estate agents need to be held accountable for their actions. Outlaw rental increases higher than the CPI.

Real estate agents are con artists we have elevated to celebrities, with their own billboards polluting our suburban streets with faces of people whose only interest is to self promote and create a persona to be able to rip off as many of us as they can.

My renting story

Ban huge billboards of agents with their own image. If I buy it's because I like the property, not because of the agent.