

Re: "Improving Rental Laws" - Service of notices

I am an individual landlord, and have been renting a property out for many years.

The rules around "service of notices" has some issues.

The serving of notices via email is fraught. Email (and SMS) has no confirmation, and if that notice is not received there is no notification and there is no recourse.

For something as significant as a "Notice to terminate lease", a better method needs to be found. I would like to see the requirement for confirmation of receipt – this is not hard nor onerous, but solves a serious issue. I did have one tenancy where the service of notice never arrived, and this caused significant duress and loss of income, as it was not discovered until the tenant had actually moved out.

Even for service via mail, proof of delivery or signature would be a tiny extra cost, but would make this much clearer, and much less fraught.

Thank you for your consideration.

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