

Residential Tenancies

Policy & Strategy, NSW Fair Trading,

Better Regulation Division

Department of Customer Service

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3rd August 2023

Re: submission for the ["haveyoursay.nsw.gov.au/improving-nsw-rental-laws"](https://haveyoursay.nsw.gov.au/improving-nsw-rental-laws)

Good Afternoon

Having recently been through nearly three years of hell as a renter I would like to add a few issues to be considered to improve rental laws and other rental issues.

1/. Currently, there are several facilities for landlords to blacklist a tenant/renter, which in some cases is warranted. However, there is no such facility for a tenant/renter to be able to blacklist a landlord. Unfortunately, in this current housing crisis, it has become glaringly obvious that there are a lot of dodgy landlords out there, who until now have been a bit out of sight.

2/. NCAT and the other states' equivalent bodies need to be on par with each other, as far as rental situations are concerned. Maybe a national body needs to be created!?

My previous rental problems were exacerbated by the fact that my landlord lived in Victoria and his rental I lived in is in NSW. When taking it to the Tribunal it was dismissed and had to be dealt with in the local court system. I believe this is highly unacceptable and creates extra stress.

Thank you, I look forward to a positive outcome for renters.

Kind regards

Julianne Stiles

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