

## **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's [REDACTED]. I've been renting for my whole adult life, and now live in a terrace in [REDACTED] with my partner, our dog and cat.

### **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 am consistently in fear that our landlords will evict us, for no reason, with little notice given.

### **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 have had to leave a rental in order to adopt our dog. This despite the dog being very small, and us being grown adults, who know how to look after ourselves and a property.

### **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.

Our rent has increased by \$100 per week in the last year. It is making it incredibly hard to continue to live close to our jobs, and putting an incredible amount of pressure on us financially. This is despite there being no repairs done to the house, including repairs that we have asked for. The house is full of mould, which the landlords will not treat, and we live in fear of them upping the rent again for no reason, so we feel like we can't complain, even though the house is damp and rotting.