

The Hon. Anoulack Chanthivong MP  
Minister for Better Regulation and Fair Trading  
Residential Tenancies, Policy and Strategy, NSW Fair Trading, Better Regulation Division,  
Department of Customer Service

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**By email:** [residentialtenancy@customerservice.nsw.gov.au](mailto:residentialtenancy@customerservice.nsw.gov.au)

Dear Minister,

**Submission on Improving NSW Rental Laws Consultation Paper**

I object to proposed changes to tenancy laws.

The appointment of a new Rental Commissioner is both unnecessary and a waste of taxpayer funds.

In particular, I object to:

1. the removal of "no grounds" evictions;
2. the implementation of a blanket acceptance of animals in rental properties;
3. limitations on the quantum of a rent increase irrespective of the normal ebb and flow of the rental market which generally moves up and down in direct proportion to the balance of supply and demand;
4. the protection of tenants' data; and
5. the implementation of a portable bond scheme.

The removal of a landlord's ability to terminate a lease at the end of its fixed term will effectively grant the tenant an indefinite tenancy unless very specific and prescribed reasons occur that allow an owner to terminate the tenancy. The Government is essentially removing an owner's right to deal commercially with their own property and landlords in NSW do not deserve to be treated with such contempt.

The questions in the survey are specifically framed and skewed to a particular outcome in order to support the desires of the Rental Commissioner. None of the proposals put forth by the Government will do anything to address the current housing/rental crisis that NSW is currently facing.

In my view, the housing/rental crisis is born from a severe lack of supply due to successive Governments divesting its interests in social and affordable housing and the changing of rental legislation which further discourages property investment. None of the proposals outlined in the Government's Consultation Paper addresses these fundamental issues.

Regards,

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