

From: [REDACTED]
To: [Residential Tenancy](#)
Subject: Have My Say on Improving NSW Rental Laws
Date: Saturday, 5 August 2023 3:09:21 PM

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My husband and I are at retirement age. In 2017 we built a property for the purpose of leasing to use as our retirement fund. We are low income earners and the rent we charge presently does not cover the loan repayments or any other expenses. House and Contents Insurance, Landlord insurance, Council rates, water rates, pest inspection/control, property management fees, property maintenance to name a few.

We have had a total of 5 different tenants since 2017 and some left us with damage to the property. We have had to use our Landlord insurance more than once and lost on rental income. Not to mention the extra costs of Advertising for rent and those additional property management fees each time.

The new proposals put forward by the NSW Govt regarding new rental laws is all for the tenant and not protecting the Landlord at all.

When reading the proposal, we immediately think of selling to get away from the mortgage and the issues with leasing. I feel for our current tenants who at last seem to respect our property as if it was their own home. I understand that many landlords would rather sell and this can lead to less rental properties on the market.

We have allowed pets - dogs and cats, we have not been religiously or ethnically prejudice with our selection of tenants.

We have our own adult children who are renters in NSW and Qld so we understand from the renters side. We ourselves rented when we were young and had a very strict landlord. We have been very kind and fair with our tenants. But to give any more would be detrimental to us.

[REDACTED]