

From: [REDACTED]
To: [Residential Tenancy](#)
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Attachments: [REDACTED]

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Hi

I would like to draw attention to two areas of tenancy that is not mentioned in legislation for public or private housing.

Please send to those who put out the survey on rental laws or to any dept that can help with rules against such issues.

There is no law, or restrictions, against tenants burning charcoal based or wood based fires on their residential property.

There is a law against backyard burning of paper or anything in an incinerator.

Yet consistently all over NSW tenants are lighting fires, in both front and backyards, under the guise of cooking or heating. Huge amounts of smoke is pumped into neighbouring properties. Even up to 5 houses away this smoke enters into. Then is trapped in there permanently wrecking walls and lungs of others.

A neighbour neighbouring tenant can claim to the same owner that this is disturbing their peace and breaking the tenancy rules.

However if neighbours are all renting with different owners they cannot complain about the smoke. These people that are renting properties deliberately smoke their neighbours out deliberately for 3hrs and even more.

There is no law against it. The neighbour cannot say anything to the smokers landlord/owner because they are both not under the same tenancy agreement.

There needs to be a rule that smoke complaints, even from the general public, about any type of tenants needs to be taken seriously. As a breach of tenancy due to committing an offence against looking after their property. The huge amount of smoke from fossil fuel cooking wrecks walls of the house. Also people's lungs. It is worse than smoking a cigarette for 2 minutes because the smoke is continuous for hours and hours.

Please see photo attached. The walls inside my property are literally black due to neighbours who have just smoked cigarettes. But who knows that all the huge amounts of chimney and barbeque smoke can contribute to this.

It is very difficult to clean and remove smoke stained walls. Owner's houses being wrecked

by careless tenants who light fires continuously.

The law states an owner can ban a pet for a reason.

Owner's also should be allowed reasons to ban all smoke barbeques and fires that will cause smoke damage inside houses.

They also need to have the liberty to warn their tenants to stop it if a member of the public puts in a complaint. Anybody who recognises undue care taking place of properties. Not just people who are under the same owner who say their fellow tenants, under the same complex, stating that their peace is being disturbed.

Also there is a huge issue of careless undue use of water.

There is no law or help/governing body covering tenants in Govt. OR Community housing regarding water wastage.

There is an entire black spot regarding this.

In all govt public housing and community housing one water meter is read for 8 to 20 units.

Now when two massively irresponsible tenants have been known and identified to waste thousands of litres of water, every single day, nothing can be done to stop them.

The law allows any tenant to do huge water wastage with no care then all other tenants are forced to pay for the water wastage.

An example is a tenant spending 3hrs every day hosing the street. Then he states that he is paying for the water.

When a complaint is lodged nothing is done to stop it. As there is no law. Then he goes and wastes doubly thousands of more litres. The amount of water wastage then increases to double than it has ever been on record.

This is a true life example of huge water wastage.

A water account for one single person, in Community housing, that should reasonably be only \$45 per quarter for years has been charged at \$80 per quarter.

Due to water wastage of one or two tenants. Leaving hoses on the ground deliberately all day running water to make other people pay for it.

The fellow tenants have no law to help them to complain that there is unreasonable water wastage.

My units, in Community housing, all have their own water meters but the law says because there is one main meter that this has to be read.

Our meter is ignored.

But when you go and check everyone's meters it is proven who has wasted tens of thousands of litres of water daily.

Yet this evidence is ignored stating everyone has to pay for it.

Under a rule that allows perpetrators to offend for their entire lifetime tenancy. This will go on for 30yrs of abusing other tenants. Stealing money off them by forcing them to pay for water that was wasted down drains and on the ground unnecessarily.

My water account should be \$45. But I never get this because of one tenant who deliberately wastes water. My accounts are \$80 and \$90. When I put in a huge complaint the perpetrator asked another neighbour to join in the water wastage. Between them both they forced my water account up to \$120.

A few weeks ago I was forced to pay \$250 for water.

Then I suddenly got another account for \$150 for 85 days of usage.

Not one single dept. will help you to contest this even with evidence from your own meter that you never used this water.

Even with evidence that two tenants drained the water onto the street.

So due to no legislation against this I am forced to now pay \$150 every quarterly water bill for a single person. This is total robbery of disadvantaged poor people. All tenants on low incomes who do not work are forced to pay these water costs.

I am asking that some legislation can be made to cover tenants in Community housing and public housing to make a cut off point.

To not allow any landlord to charge beyond reasonable costs of what a tenant can prove they have used by their own water meter that Sydney Water refuses to read.

To make a cut off point of an amount poor day that a pensioner can afford.

Many single pensioners are now being forced to pay for using 1,000 litres of water per day that they never use. This is robbery and legislation needs to stop this.

The reason is because poor tenants will not pay this water then will be forced into the street and homeless. All due to neighbours who deliberately waste water then force others to pay for their crimes.

Thank you for considering the above recommendations. There is nowhere in the survey that asks for suggestions or comments.

Most appreciated if relevant depts can receive this information to prevent more homelessness. People leaving houses due to deliberately being smoked out from other tenants. Also leaving due to outrageous water accounts.

Regards

[REDACTED]