

From: [REDACTED]
To: [Residential Tenancy](#)
Subject: FW: Fair rules for everyone in the rental market
Date: Friday, 4 August 2023 11:32:04 AM

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From: [REDACTED]
Sent: Friday, 4 August 2023 7:48 AM
To: [REDACTED]
Subject: Fair rules for everyone in the rental market
From: [REDACTED] 4 August 2023 at 7:47 am

Dear [REDACTED]

I am a landlord and wanted to write to share my concerns about Government's recent proposal to end no ground termination notices.

If these reforms go ahead, I won't be able to choose when to end a tenancy except in very limited circumstances - even though I own the property and I'm paying down the mortgage from my savings in circumstances where interest rates are on the rise. On the other hand, tenants can walk away from a lease without giving any reasons, with a very minimal break lease fee and with a very short notice period (compared to the three months' notice we have to give). This seems ludicrous to me and not at all fair!

I'm sympathetic to the need to address the housing crisis which is affecting so many people in NSW but I doubt that removing no ground termination notices will be an effective strategy. How is it going to increase the number of rental properties on the market? If anything, it might reduce the property pool because I for one am questioning whether investing in property is becoming just too hard.

I hope that you will take my concerns (which I'm sure are shared by many other landlords) on board and seek to make policy which takes the rights of both parties to tenancy into consideration.

[REDACTED]