

9 August 2023

DFT

Re: RENTAL LAWS SURVEY

I have completed the survey regarding the NSW RENTAL LAWS.

Question 3 asked me to select an option about the right of landlords to evict a tenant without giving reasons.

There was no option to allow eviction without reason for tenants on a 'rolling lease' but not allowing 'no reasons' for a fixed lease.

The survey seems slanted to the conclusion that 'no reason' evictions will be abolished.

Unfortunately, I have needed to evict 2 tenants over the years without wanting to give a reason. The actual reason was that the tenant had been violent, or threatening violence to either me or a neighbour of the property. The neighbour (one of which was also a tenant of mine) approached me to describe terrible behaviour by my tenant including, in one case, actual violence. That informant was clearly distressed & action was required to move that tenant on.

To give a reason would expose the source of the complaint & would put that person in danger. In any case, I am not interested in harboring a violent & unpleasant tenant.

Of course, it can be argued that the tenant has the right to defend themselves against any accusations, but I am not a court and I am not interested in getting into a discussion when the likelihood of probabilities is that the person talking to me about the bad behaviour is telling the truth. My experience is that most tenants are not violent or unpleasant & when I hear stories of bad behaviour, they are true.

It is asking too much of me to give a true reason for evicting a violent tenant. Any law requiring me to do so will mean that I will be forced to give a false reason for the eviction.

Regards