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IMPROVING NSW RENTAL LAWS SUBMISSION

It is a ridiculous exercise loading up more rules/restrictions on property owners who rent out their property (landlords).

Imposing more and more restrictions on property owners, just to tickle the ears of renters, delivers adverse impact to the very people the government is meant to be helping.

Don't piss off landlords. The government needs them more than ever. Applying restrictions and harsher restrictions on their right to earn a profit from their investment property will only serve to drive landlords to sell off their property (because it's no longer appealing as an investment strategy), convert it to short term accommodation or go rogue.

The cost of living hits landlords as much and more so than renters. They carry the burden often of more than one mortgage just for the privilege of having more than one dwelling. Interest rates increase and inflation hit landlords equally as hard ... they have the right to offset market forces through applying market rents.

It's not for government to restrict a market economy through a knee jerk reaction. Certainly not when it is more a politically motivated vote buying exercise.

What other investment sets a limit on an investor being able to maximise a return?

How would shareholders react if they're told they aren't able to enjoy a greater dividend return because someone thinks it's unfair?

Market conditions dictate the return a n investment property owner can earn ... leave it that way.

Is there going to be counter investment benefits provided for landlords when market conditions don't provide a satisfactory investment return? Crypto currency surely highlights the vagaries of a fluid market place.

Protection of the industry by providing incentives to landlords to provide housing is essential.

The federal and state governments failure to supply and maintain adequate public housing has delivered this 'crisis'.

Don't side step the responsibility and allay blame to the very people who you need to help keep rental properties available.

Provide incentives to property owners to provide rental properties. It's bleeding obvious that the government needs private home owners on side to help deliver housing options. Don't bite the hand that feeds you.

In conclusion. Support property investors. The government needs them and more so renters need them.