

Submission for improving NSW Rental Laws

- reasons a landlord can terminate a lease – removing 'no grounds' evictions

I think it is important to remove 'no grounds' evictions because in the current renters' market, the owners must have reasonable grounds to evict people into a market with rents far beyond the capacity of many people and limited housing. I moved out of public housing and into the private rental market 23 years ago and have moved house no less than 13 times. Renting is now a nomadic lifestyle and the stress of this causes long-term impacts to health and wellbeing.

- how to make it easier for renters to keep pets

Many rental properties state "sorry no pets". This is largely because these houses are investments, not shelter, for people who are just trying to live their lives. The lack of rentals with the option for pets adds to the growing class distinctions caused by the housing crisis. You must be a home owner if you want to have pets. But did you know that having nowhere to take your pets is one of the major reasons that people do not leave domestic violence situations, for fear of harm to the pet? There needs to be more understanding that people need to live in these homes, not just provide you with a return on an investment.

- protecting personal information held by real estate agents

There are many ways these days to profit from people's personal data. If you have recently experienced the frustration and stress of filling out a modern rental application, you would be forced to make the ever used remark "Next they'll be asking me for my (insert invasive medical procedure here) results!". The information currently being asked for is excessive and irrelevant and most renters have the sense that it is discriminatory. I think a royal commission investigation would be a useful tool to gauge the level of exploitation and discrimination here.

- making it easier to transfer rental bonds from one property to another

This is essential to many renters who due to constantly rising rents are forced to live hand-to-mouth. Moving is expensive and forces renters to constantly spend any savings they may have made at great financial hardship and "going without". This traps renters in a continuous cycle of working hard to pay of the mortgages of home investors rather than be able to save for a home themselves. Any support renters can get to help them with this endless cycle of exploitation would be good.

- other ways to make the system fairer.

The main things that would help is a more controlled rental market and government run, accountable public housing. Constant growth in rent means that there will become a point

when people will not be able to pay these ever-increasing rates. This is already true for people at the low socio-economic level. I support a mature aged woman who was kicked out of her 12 year rental this year and due to the state of the rental market, she has been forced to go into aged care early because there was no available rental anywhere that could be afforded on a pension. I live in the _____ region and this person had to leave this region away from her supports to be placed, and this is a positive outcome, because at least she's not homeless like many other women over 50. There is very limited privatised public housing in the Blue Mountains run by a company called _____. They boast a massive annual income in their annual report and their properties are unchecked, unsafe, and haven't been renovated since the 70's. We really need a proper government run, safe and plentiful public housing initiative here as much as anywhere.