

## **Submission to NSW Fair Trading about NSW rental laws**

### **Terminations and rental increases**

I have done the survey and read the consultation paper, but the survey did not ask specific questions about rental increases. As a former long-term renter and currently a landlord, I feel that rent increases should only be allowed once every 12 months regardless of lease type (was in the survey), but also that the increase amount should be **capped at 5%, or the last CPI rate**, whichever is higher. It is the only way to be fair and reasonable for both sides. These points are addressed in 8.2 and 8.3 of the consultation paper.

Unfortunately the damage is already done in this current housing crisis. Moving forward, we can stop greedy landlords from increasing their rents by hundreds of dollars and taking advantage in uncertain times. Nor should they be able to evict tenants just to get a higher rental return with new tenants. There needs to be a valid reason for terminating any lease and the rent being below market rate isn't good enough. It's on the landlord if their rent hasn't been increasing in line with the market, even if they are keeping it lower in order to keep a good tenant - that is the trade off for the peace of mind a good tenant gives you. I also agree with the proposed 5 new reasons for a landlord to terminate the lease to be included in the Act. Also any of these 5 new reasons should have a notice period of at least 60 days.

### **Pets**

In regards to pets, the survey seemed reasonably complete here, however I would emphasize the suitability of the property and the pet – it's ridiculous to have a large dog in a studio apartment (unless a service animal). The landlord being afraid the pet 'could' cause damage greater than the bond amount is not a good enough reason to decline. I have welcomed the changes so far around pets and want it to be fair and reasonable in the law.

### **Personal information**

So much extremely personal information is collected and I remember being very concerned at how this information was being used, stored and disposed of. It is imperative that the information collected only be kept to assess prospective tenants and is then deleted or shredded once the property is leased. Real estate agents need only keep contact information for tenants, no other information is relevant after that. The third party companies such as 1Form/Ignite have a duty here, they do make it much easier from the tenant's perspective but they do need to keep the data secure and delete it after a certain period of time, such as within 6 months.

I also like the idea of the portable bond scheme – we used to be able to transfer bonds in the old days and I'm not sure when that changed. It is a lot upfront to pay your first month rent plus 4 weeks for bond so being able to use your current bond and just top it up if necessary is a great idea.

I addressed everything else in the survey so that is all I wanted to say. I look forward to our NSW rental laws being fairer for everyone. Please keep my submission anonymous.

Kind regards,