

## Re: Response to Consultation Paper on Improving NSW Rental Laws

I am writing to provide my perspective as a landlord in New South Wales in response to the consultation paper titled "Improving NSW Rental Laws." I appreciate the opportunity to contribute my insights on the proposed changes and reforms to the existing rental laws in the state.

Firstly, I would like to acknowledge the government's efforts to create a balanced and fair rental environment that ensures the rights and responsibilities of both tenants and landlords are adequately addressed. As a landlord, I understand the importance of fostering a stable and harmonious rental market that benefits all parties involved.

While I support the overarching goal of improving rental laws, I believe there are several aspects of the proposed changes that warrant careful consideration and potential adjustments:

1. **Security of Tenure:** While I understand the intent behind providing greater security of tenure to tenants, it is important to strike a balance that also safeguards landlords' rights. Implementing measures such as longer notice periods for termination and limitations on grounds for eviction could potentially impact a landlord's ability to effectively manage their property.
2. **Rent Control:** While rental affordability is a valid concern, implementing strict rent control measures may discourage landlords from making necessary investments in their properties. A more balanced approach that considers market realities while also addressing affordability concerns would be more effective.
3. **Repairs and Maintenance:** It is essential to clarify the responsibilities of both parties regarding repairs and maintenance. While I am committed to ensuring my properties are well-maintained, clear guidelines are needed to differentiate between routine maintenance and tenant-caused damages.
4. **Pet Ownership:** The proposal to allow tenants to have pets is commendable, but it is important to establish reasonable guidelines to protect the property from potential damages and

allergens. A fair balance should be struck between tenants' rights to pet ownership and landlords' rights to protect their investment.

5. **Fair Rent Increases:** Any adjustments to rent increase regulations should take into account the prevailing market conditions and provide landlords with the flexibility to make reasonable adjustments in response to rising costs and inflation.

6. **Dispute Resolution:** Strengthening the dispute resolution process is a positive step, but it is crucial to ensure that the process remains efficient and accessible to both parties. Delays in resolving disputes could negatively impact landlords' ability to effectively manage their properties.

In conclusion, I believe that a collaborative approach that takes into consideration the perspectives of both landlords and tenants is essential to creating a rental framework that is fair, balanced, and sustainable. I appreciate the opportunity to share my thoughts on the proposed changes and look forward to further dialogue and engagement as these reforms are developed.

Thank you for your time and consideration.

Sincerely,