

RIGHTS AND SECURITY FOR PEOPLE WHO RENT

END 'NO-GROUNDS' EVICTIONS AND MAKE RENTING FAIR

Rental properties are people's homes – and renters deserve the same security and quality of life as homeowners. But our current rental laws allow dodgy landlords to maximise their returns at the expense of people's security and safety.

The Greens stood with the community during the last review of tenancy laws and are proud to have achieved some wins for renters.

Thanks to the tireless work of groups like the Make Renting Fair Coalition, rent can only go up once per year; tenants suffering domestic and family violence have greater flexibility; and tenants can more easily make minor modifications to a property.

Unfortunately the government refused to end unfair 'no-grounds' evictions. Despite the support of a range of groups like the Tenants' Union NSW, the government voted down a Greens amendment which would have ensured renters are at least given a legitimate reason for their eviction. We've had some wins, but there is a lot more we will do.

OUR PLAN

THE GREENS WILL GIVE NSW RENTERS A BETTER DEAL:

- End unfair 'no-grounds' evictions by specifying and limiting grounds for eviction and stopping people from being kicked out of their home for no reason.
- Cap rents by linking it to the Consumer Price Index. At present there are no restrictions on the amount by which rents are increased.
- Create publicly available maintenance logs and maintenance reports to address the serious health and safety concerns faced by many people renting and to provide information to potential tenants so that they are aware of any issues prior to entering into a lease arrangement. This log would include

all maintenance requests made and work completed.

- Establish strong rental housing standards, through regulated sustainability, safety, accessibility and efficiency measures.
- Prohibit blanket 'no pets' clauses from rental agreements and advertising. Having pets is both a personal choice and personal responsibility. Wherever possible, people living in rental accommodation should have the same rights as people who have a mortgage or own their own home.
- Improve management of tenant's bonds and interest. Increase oversight of landlords' bond claims and support tenants to transfer bonds between properties. Interest made on bonds should benefit the tenant, through direct reimbursement and a percentage used for Tenant Advice and Advocacy Services and affordable housing measures.
- Improve protections for people living in share-houses by ensuring that they have access to legally enforceable protections and rights.

People who rent will also benefit by having their home renovated under our Cool Homes, Cool Planet initiative. Their power bills will be halved on average, and they will enjoy a more comfortable and healthy home.

MORE INFORMATION

<https://www.rentersrights.org.au/>

