

**Submission  
No 1**

## **RESIDENTIAL TENANCIES AMENDMENT (PROHIBITING NO GROUNDS EVICTIONS) BILL 2024**

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**Position:** Member for South Brisbane, Parliament of Queensland  
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21 June 2024

Ms Jenny Leong MP

Committee Chair

Select Committee on the Residential Tenancies Amendment (Prohibiting No Grounds Evictions) Bill

Legislative Assembly, Parliament of New South Wales

Via email: [nogroundsevictionsbill@parliament.nsw.gov.au](mailto:nogroundsevictionsbill@parliament.nsw.gov.au)

### **Submission in favour of prohibiting no grounds evictions**

Dear Committee Chair, Deputy Chair and Members,

I am writing to make a submission in favour of prohibiting no grounds evictions in New South Wales, as set out in the *Residential Tenancies Amendment (Prohibiting No Grounds Evictions) Bill 2024*.

Australia is in the midst of a housing crisis, and our rental laws are contributing to this. Without a guaranteed right to a lease renewal, and limits on rent increases, thousands of households across the country are being forced into rental stress, precarity, poverty, and homelessness.

In my capacity as a Member of Parliament in Queensland, I have introduced similar legislation aimed at ending no-grounds evictions by removing the end of a fixed-term agreement as grounds for eviction. The *Residential Tenancies Amendment (Prohibiting No Grounds Evictions) Bill 2024* is a crucial part of improving renters rights right across the country, and would give other states a model to use for improving renting laws.

Along with capping rent increases, an end to no grounds evictions is crucial for the following reasons:

- Without an end to no-grounds evictions, other advances in renters' rights are meaningless. If renters remain in fear of no-grounds evictions, renters cannot enforce other rights they have, such as maintenance requests, or their right to rent with a pet, without the fear of reprisal in the form of a retaliatory eviction.

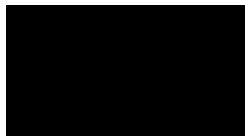
- Faced with no-grounds evictions, many renters are being forced to regularly move house. This has significant financial impacts, due to the cost and inefficiency of packing up, moving and setting up a new home. This also has serious social implications, pushing people out of their communities, forcing kids to have to change schools, and not allowing renters to build community and networks long-term that they can rely on.
- No-grounds evictions are contributing to rapidly rising rents, as real estate agents and landlords know they can kick out tenants in favour of other tenants who might be able to pay higher levels of rent.

I have assisted many renters facing eviction or untenable rent increases. Despite the Queensland government making some changes to the relevant legislation in 2021, no-grounds evictions still exist in Queensland, with the end of a lease still included as grounds for eviction. I have assisted people who have experienced the negative repercussions of no-grounds evictions, including:

- A father who lost custody of his school-age child because he was evicted from his rental home, despite working full-time and being a model tenant.
- Countless sharehouses full of students and young people whose leases were terminated simply so the landlord could rent the property at a higher level or rent.
- A tenant who was evicted after complaining about mould and structural issues following flooding.
- In West End, the suburb where my electorate office is located, residents of an entire block of nine units were told their leases would not be renewed, as apartments would be listed on Airbnb.

All jurisdictions in Australia should legislate a guaranteed right to a lease renewal for tenants, by introducing the overriding principle that a tenant has a right to remain in a residential premises that the tenant occupies under a residential tenancy agreement.

Kind regards,



Amy MacMahon

Member for South Brisbane