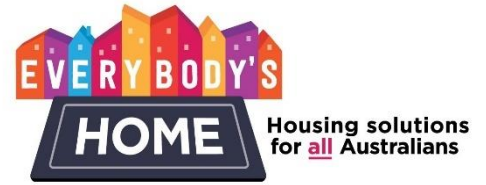


**Submission
No 28**

RESIDENTIAL TENANCIES AMENDMENT (PROHIBITING NO GROUNDS EVICTIONS) BILL 2024

Organisation: Everybody's Home, Anglicare Australia

Date Received: 26 June 2024



Ms Jenny Leong MP
Chair, Legislative Assembly Select Committee on the Residential Tenancies
Amendment
NSW Parliament House
6 Macquarie Street
Sydney NSW 2000

Dear Ms Leong,

Re: Submission on the Residential Tenancies Amendment (Prohibiting No Grounds Evictions) Bill 2024

Everybody's Home welcomes the opportunity to make this submission on the Residential Tenancies Amendment (Prohibiting No Grounds Evictions) Bill 2024 (the Bill).

Everybody's Home is a national campaign to fix Australia's housing crisis. It was launched in 2018 by a coalition of housing, homelessness and welfare organisations to ensure everyone has a safe and decent place to live. The campaign has over 500 organisational members, and 43,000 individual supporters across the country.

A secure home is the foundation for a good life. Take it away, and people are pushed into poverty and insecurity. Yet in NSW and across much of Australia, landlords are within their rights to evict people from their homes without providing reasonable grounds. Everybody's Home welcomes the Bill as a means of finally putting an end no-grounds evictions in NSW, and this submission calls on the Committee to support the Bill's passage.

An unfair burden on renters

Everybody deserves the benefits of a stable home, including people who rent. As part of our current [People's Commission into the Housing Crisis](#), Everybody's Home has heard from over 1,500 people about their experiences with housing. Being forced to move was a major theme in individual submissions to the Commission, with responses confirming what many of us already know – moving house is stressful, costly, and in the case of forced evictions, traumatic.



Witnesses at our recent People's Commission hearings in Sydney spoke of having to move repeatedly, disrupting their lives and taking a major emotional toll. For children, being forced to move repeatedly can mean leaving schools and friendship groups, denying them stability at a crucial time in their lives. One witness has moved with such frequency that her children no longer believe her when she tells them that their current rental is their permanent home. Another witness, Lucie, told the hearings of her despair at being forced to uproot her family again and again:

"In the last ten years my children and I have moved seven times. This is not what I want for my children. I would like them to have stability a home that they know."

A survey conducted by Everybody's Home as part of the People's Commission showed that over two thirds of respondents (67 percent) were concerned about uncertainty in their future, with forced evictions being raised repeatedly by these respondents. Organisations we surveyed were also concerned about their clients being evicted, with one service telling us:

"Even those who are in rental accommodation with a secure lease are dealing with the anxiety of a rent increase or eviction at the end of the lease. This radiates out to their relationships and other engagements."

This fear of eviction not only drives insecurity among renters about their future, but also makes it more difficult for tenants to ask for repairs or create accountability for rental protections that do exist. Without better protections against no-cause evictions, including at the end of fixed-term leases, renters simply cannot enforce other rights without fear of reprisal.

Shifting costs from landlords to renters

Several participants in the Everybody's Home People's Commission reported spending thousands of dollars per move for each eviction. One witness at our Sydney hearing calculated that she has spent a total of \$16,000 over the past fifteen years on moving, due to a combination of forced evictions and not being able to absorb rent increases.

This is supported by calculations from the Tenants Union of NSW, who have previously estimated the average immediate and direct costs of eviction at around \$4,000 for renting households. This figure does not include the rental bond required up front to secure a new tenancy. The NSW Productivity Commission has conservatively placed the costs to the NSW economy at \$116 million per annum.



The harms and costs placed on renters are unique compared to other essential services. Water, electricity, and telecommunications companies are not allowed to arbitrarily cancel a service in any state or territory. Cancelling these services is a long and difficult process for the provider because Governments have recognised that they are an essential part of life. These services can only be cancelled for specific reasons, and the people affected cannot be left out-of-pocket if they are not at fault.

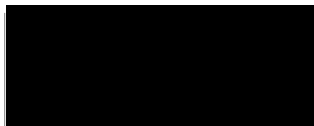
By failing to extend these protections to people who rent, the legal framework in NSW is effectively failing to recognise that housing is an essential public service.

Time for reform

Everybody's Home believes that it is past time to end no-cause evictions. Nobody should be forced to leave their home without a valid reason, and landlords who cannot comply with this rule should reconsider whether they are suited to supply housing. We believe that enacting this Bill would promote fairness and stability for people who rent, and we urge the Committee to support its enactment.

We would welcome the opportunity to expand on our comments, or further discuss the issues we've raised. Please do not hesitate to be in touch if you would like to discuss our submission in greater detail.

Yours sincerely



Maiy Azize
National Spokesperson
Everybody's Home