

**Submission
No 44**

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

Organisation: Mission Australia

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02 July 2024

Ms Jenny Leong MP
Chair
Legislative Assembly Select Committee
on the Residential Tenancies Amendment
(Prohibiting No Grounds Evictions) Bill 2024
NSW Parliament House
SYDNEY NSW 2000

By email: nogroundsevictionsbill@parliament.nsw.gov.au

Dear Chair

Submission to the Legislative Assembly Select Committee

Mission Australia is an organisation dedicated to ending homelessness and ensuring that people and communities in need can thrive. In March this year I wrote to Premier Minns and copied in ministers with relevant portfolios to urge the NSW Government to remove ‘no grounds’ eviction provisions from the Residential Tenancies Act 2010. Mission Australia welcomes the NSW Parliament focussing on this important matter.

I would like to state our strong support to end ‘no grounds’ evictions, both during periodic tenancies and at the end of fixed-term agreements, in any amendments made to the Residential Tenancies Act 2010. According to data from Tenants’ Union of NSW, 58% of NSW renters are on a fixed-term agreement and are the most likely to face a ‘no grounds’ eviction (71%) compared to those on a periodic tenancy. They are particularly vulnerable at the end of the agreements as landlords are only required to provide 30 days’ notice.

As Mission Australia’s State Director for NSW, I hear directly from our program staff and from the people needing our services about the dire financial situation faced by too many in the community. In 2022-23, we supported over 66,000 people through 248 programs and services across NSW, of which 37 are homelessness support services. Many of those people are being forced to make stark choices about what they can afford to pay for, and many are having to go without meals, medical care, resources for their children’s education, and other items that make up the basic essentials of life in Australia. This adds to the risk of homelessness presented by current provisions for ‘no grounds’ evictions.

A secure home is the foundation for a flourishing life, but the long-term underinvestment in social and affordable housing means many vulnerable people in the community must rely on a tight and unaffordable private rental market with limited protections. The life of many renters is fraught with continual rent increases, the spectre of a ‘no grounds’ eviction and frequently incurred moving costs – which can be the tipping point into homelessness. Additionally, discrimination and stigma of particular groups such as older people, people with disability and First Nations people are widespread. ‘No grounds’ eviction provides the perfect cover for prejudicial practices, as well as keeping tenants fearful from exercising their right to pursue reasonable property maintenance and improvements – compromising their health and safety.

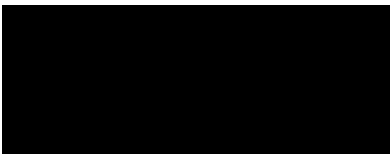
Mission Australia understands that private landlords play an important role in the provision of housing. However, there is an even more important role for government as the ultimate guarantor of accessibility to safe and secure housing for all people in the community. Our staff on the frontline know very well that a stable, affordable long-term home is the essential building block to a good life, particularly for those dealing with extreme challenges.

This Bill before the NSW Parliament falls within a suite of measures, such as more social and affordable housing, that are desperately needed to solve the housing and homelessness emergency. Further recommendations to this point can be found in our recent submission to the NSW Budget¹ and the National Housing and Homelessness Plan².

I trust that you and your Committee members will understand and appreciate the benefits that will arise from a Bill that is unequivocal in the removal of 'no grounds' evictions for all rental agreements.

I would welcome the opportunity to meet with you and your committee members to discuss this matter further if helpful. I can be contacted on [REDACTED] or at [REDACTED] to arrange a meeting.

Yours sincerely,



Nada Nasser
State Director NSW/ACT/Victoria

¹ <https://www.missionaustralia.com.au/publications/position-statements/elections-and-budget/3057-pre-budget-submission-nsw-2024-25/file>.

² <https://www.missionaustralia.com.au/publications/submissions-and-reports/housing-and-homelessness/2624-submission-to-the-national-housing-and-homelessness-plan/file>.