



# make renting fair.

## Make Renting Fair Campaign Toolkit: Western Sydney

### 1. Introduction

#### About Make Renting Fair NSW

[Make Renting Fair NSW](#) is a community campaign. We know everyone deserves a home that is affordable, stable, healthy, and 'feels like home'. Working with community organisations, faith based peaks, unions and directly with renters, the campaign is focused on making renting fair for the more than 1 in 3 households who rent their home in NSW.

#### Advocacy and campaigning

**Advocacy** is the process of supporting a cause or policy, and building public and/or government support for that cause or policy. **Campaigns** are made up of planned activities that will help shift public and/or government support in favour of the causes or policies advocated by that campaign.

The Make Renting Fair campaign advocates for renting justice, with a platform of six policy solutions we want to see implemented in NSW. Your advocacy to decision-makers and members of the public in favour of this cause and these policies is an important activity within the campaign.

#### Using the Campaign Toolkit

This Campaign Toolkit has been created to support individuals and community groups to advocate for renting justice issues that are important to you. It provides information and tools to help you effectively advocate to your local decision-makers and other members of the public in the lead up to the March 2023 NSW election. This includes stories from renters in your part of NSW, data about renters in your area, information on the decision-makers in your part of the state, and a guide to handling common objections.

You can use the Campaign Toolkit to advocate on the renting justice issues that most impact your community, or on all six of the Make Renting Fair campaign solutions.

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### 3. What does Make Renting Fair stand for?

Make Renting Fair NSW has four key advocacy *themes*. Each advocacy theme has either one or two policy *solutions* that, if implemented, would make renting fairer.

Make Renting Fair NSW knows that all renters need homes that are **affordable, secure, healthy**, and that **feel like home**. These are our four Make Renting Fair advocacy *themes*.

#### All renters need homes that are affordable

Nobody should be forced to choose between keeping a roof over their head or putting food on the table. In NSW, the rules allow landlords to set rents at levels that are unaffordable for many renters, forcing people to make impossible choices. We think this can and should change – do you?

Our vision is a NSW where renters can afford to pay our rent without worrying that it will mean we go without other life essentials.

#### What needs to change?

While there are a range of changes required, we suggest the following to begin to address the lack of affordable housing in NSW:

- ***The NSW Government commits funds to build at least 5,000 new, additional homes each year for the next 10 years that are genuinely affordable, to begin to address NSW's current housing need.***
- ***Introduce stronger protections against excessive rent increases in NSW tenancy law***

#### All renters need homes that are stable and secure

At the moment, renting laws in NSW allow landlords to evict renters for no reason ('no grounds'). This means a landlord can evict for discriminatory reasons or in retaliation because a renter asserted their rights. And renters aren't really able to challenge the eviction to test whether the reason is fair. This isn't legal in most jurisdictions around the world. We need to end 'no grounds' evictions in NSW to Make Renting Fair.

Our vision is a NSW where renters can live without fear of unfair 'no grounds' eviction from our homes. This must include ending evictions for no reason during a periodic tenancy (rolling lease) as well as at the end of the fixed term of a tenancy agreement.

#### What needs to change?

- ***Replace 'no grounds' evictions provisions in NSW tenancy law with 'reasonable grounds' identified through community consultation.***

## All renters need homes that are safe and healthy

Everyone needs a home that can keep us safe and healthy, through cold winters and hot summers, that we can live and move about in without barriers. Unfortunately, many NSW renters live in homes that don't meet their accessibility needs. And far too many landlords fail to properly maintain the standards of the properties that they rent out. Renters also are more likely to live in homes so energy inefficient they are cold and damp in winter, and sweltering hot in summer. This can have a big impact on our health and wellbeing.

Our vision is a NSW where renters can live in homes that are healthy through cold winters and hot summers, and that meet our accessibility needs.

### What needs to change?

We need to have some mandatory minimum standards in place to ensure all rental housing meets basic standards regarding energy efficiency and accessibility.

- ***Introduce mandatory minimum energy efficiency standards for NSW rental homes.***
- ***Introduce mandatory minimum building standards that take account of universal design for general accessibility in the community for all new builds.***

## All renters need homes that feel like home

A rental is not just a landlord's investment property, it's a person or family's home. Homes are special, and so much more than just a roof and four walls. All people should be able to make straightforward choices to make the house we live in a home, including whether or not to keep pets.

Our vision is a NSW where renters can make simple choices to make the houses we live in homes, including whether or not to keep pets.

### What needs to change?

NSW needs more pet-friendly renting laws. This includes making sure there are no blanket bans on pets in rental housing, but also that renters can apply for a home without having to disclose whether they own pets (and potentially opening themselves up to discrimination).

- ***Prohibit blanket 'no pets' clauses in NSW tenancy law.***

The *Make Renting Fair 2-pager* at the end of this Campaign Toolkit sets out these campaign themes, vision and solutions in a condensed format to give to an MP in a meeting (or to anyone else interested in learning more about the campaign!).

## 4. Stories

### Why are stories important?

Stories are powerful. A story can make an issue more immediate and engaging for a listener or reader. It can also make a complex or distant issue more accessible and comprehensible by illustrating the human side to facts and figures. Most people find it easier to relate to other people rather than pure statistics or ideas. It can also be an empowering experience for a renter to tell their own story, especially where telling that story helps drive positive change.

### How can we make use of stories?

NSW is in a rental crisis. There are some straightforward changes that should be made to NSW renting law to help alleviate the crisis. We need decision-makers in NSW Parliament to understand the human impact of our broken renting system.

As a voter in their electorate, and especially in the lead up to the election, you have a good opportunity to secure a meeting with your local MP to share renting stories from your community. In this meeting you can share your own renting story, or a story in this Campaign Toolkit (or both). This can help illustrate to your MP the human cost of failure to address the problems renters face.

Renting stories can also be shared with local media. This gets the story in front of members of the public in your local community, to keep the rental crisis in front of mind for local voters in the lead up to the election. Other renters in your area may also identify with parts of the renting stories they are seeing shared in the media, and in turn be inclined to get involved in advocacy and campaigning.

## Stories from Western Sydney: Keith's story



***"That eviction totally upended our lives. Every time we move it's cost us about \$3,000. Constant moving has put my family in a financial hole."***

**Keith, Western Sydney**



*"I met my wife Pella about 15 years ago and we've been renting for the last 14 years. We've lived in seven properties in that time. We've been evicted six times. We're sick of moving. In 2008 we got evicted twice within a 12 month period.*

*"Every time we move it costs us about \$3,000. Constant moving has put my family in a financial hole. It puts a strain on your relationship with your partner, puts a strain on the whole family. My daughter who is 11 has lived in six different houses. Each time she changes schools – she has a new teacher, a new class, we need to buy new uniforms, she moves away from friends. We have to rent a truck, redirect the mail. There's the financial stress, emotional stress, and ongoing anxiety."*

[Read Keith's renting story.](#)



## 5. Statistics and data

### Why are statistics and data important?

Statistics is what it means to prove something with data. Statistics are a tool to group relevant information and help make sense of it. We use them to identify, analyse and affect ideas and behaviour. Statistics can play an important role in advocacy and campaigning for social change.

Using statistics alongside our knowledge of our own experiences can help strengthen our case, by illustrating the broad scope of the problem and the numbers and data underpinning our stories.

### State of the Renters: statistics and data from Western Sydney

At the end of this document you will find printable versions of data related to each electorate in Western Sydney. The State of the Renters summaries have been created based on data from the 2021 census. Each electorate's State of the Renters sheet can help provide an overview of current rental housing in your electorate, as well as how things have changed for renters since the previous census in 2016.

## 6. Meeting Members of Parliament

### Why do we meet with Members of Parliament?

The laws that impact renting in NSW are primarily made by members of the NSW Parliament. This means that your local Member of Parliament (MP), has a say in what our renting system looks like.

Your local MP is elected by you and others in your community, to represent you in Parliament. This means they care what you and other voters in their electorate have to say: if they do a bad job representing the interests of their constituents, they face potentially not getting re-elected.

MPs can't be experts in every area of policy, so there's a very good chance your local MP isn't a renting expert. This means your stories, statistics and policy solutions can help them learn and understand issues facing their community that they may not have come across before. If you come to the meeting confident and prepared, you have the potential to really change their thinking on renting issues.

### How to meet with a Member of Parliament

#### 1. Planning

**Find some like-minded folk who want to speak to their local NSW MP** about making renting fair. This should include a renter or two, and potentially a tenant advocate or community worker, to make up your delegation. If you'd like help connecting with your local Tenants' Advice Service or others in your area please get in touch via [contact@rentingfair.org.au](mailto:contact@rentingfair.org.au)

**Contact your MP's office** (contact details below) to set up a meeting to discuss renting. Let them know who will be attending. They may offer you a meeting with one of the MP's staffers rather than an MP themselves – this is still a useful meeting to have.

**Make sure you know their political party**, and check our rubric below to find out their positions on the Make Renting Fair campaign solutions. If they're not a Liberal, National, Labor or Greens MP, and you're not sure of their positions, get in touch with the Make Renting Fair team to find out more information so you can make sure you have an idea of what the conversation might be like. Email us – [contact@rentingfair.org.au](mailto:contact@rentingfair.org.au).

**Delegates should meet before the meeting** to discuss who will speak about what, so you have a plan of attack. Decide whether you want to talk broadly about the rental crisis and put forward all of the Make Renting Fair solutions, or if there's a specific topic (e.g. evictions, or rental affordability) that you want to focus on. Talk to others who know about the issue so you are confident and can speak easily on the topic – remember, you are the expert in your experience of the rental crisis!



## 2. Logistics

**Make sure you've got enough time** to get to the meeting. If it's a meeting at NSW Parliament, allow time to get through security and organise for a staffer to meet you.

**Make sure you have the contact details** of the MP or staffer you are meeting and the phone numbers of other people in your delegation in case something changes at the last minute.

**Print a copy of the State of the Renters information for the electorate and the Make Renting Fair 2-pager** to leave with the MP, as well as your contact details or business card(s).

## 3. Meeting your MP

**Each delegate should introduce themselves.** Hand over the Make Renting Fair 2-pager, State of the Renters information, and your contact info. Give some background about who you are, what you do, and why you are interested in renting justice.

**Talk about why you are involved in the Make Renting Fair campaign, and why these issues impact people in that MP's electorate.** Share a story about the impact of the rental crisis – your own story, a story of a friend, client or neighbour (with their consent), or a story from this Campaign Toolkit.

**Keep the discussion focused on the problem and solutions** and try not to let the conversation go on tangents. Time can be limited in these meetings so it's important to make the most of it, and some MPs can tend to take over the conversation and take it off-topic.

**Confirm directly whether they support the Make Renting Fair campaign solution(s)** you've discussed with them. Offer to find any additional information they may need.

**Always be polite and courteous.** Thank the person for their time, and remind them how important the issue is, even if it seems you haven't convinced them.

## 4. After the meeting

**Make a quick record of the main points** – whether they support the campaign, their arguments, anything of particular interest, any follow ups you promised or offered.

**Follow up as soon as you can** if you have said that you will.

**Contact the Make Renting Fair campaign** [contact@rentingfair.org.au](mailto:contact@rentingfair.org.au) to let us know how the meeting has gone and/or to request our support, e.g. information you'd like to pass on to your MP. **Knowing what gets discussed and who supports and opposes helps our campaign immensely.**

## Where does each major party sit on the Make Renting Fair campaign solutions?

**Y** = support

**OA** = other announcement

**NA** = no announcement

**N** = no support

	Liberals/ Nationals	Labor	Greens
<i>The NSW Government commits funds to build at least <b>5,000 new, additional homes each year for the next 10 years that are genuinely affordable</b>, to begin to address NSW's current housing need.</i>	NA	OA	Y
<i>Introduce stronger <b>protections against excessive rent increases</b> in NSW tenancy law</i>	NA	NA	Y
<i>Replace <b>'no grounds' evictions</b> provisions (no grounds at 'end of fixed term' and during a periodic tenancy) in NSW tenancy law with 'reasonable grounds' identified through community consultation.</i>	OA*	Y	Y
<i>Introduce mandatory minimum <b>energy efficiency standards</b> for NSW rental homes.</i>	NA	NA	Y
<i>Introduce mandatory minimum building standards that take account of universal design for general <b>accessibility</b> in the community for all new builds.</i>	N	NA	Y
<i><b>Prohibit blanket 'no pets' clauses</b> in NSW tenancy law.</i>	NA	Y	Y

*Last updated 03/03/2023*

\*NSW Liberals and Nationals have committed to ending 'no grounds' evictions during periodic tenancies. See more information on page 16 for why this is not enough.

See our [election announcement tracker](#) for more information on announcements made by each major party. Get in touch via [contact@rentingfair.org.au](mailto:contact@rentingfair.org.au) if your local MP is from another party or is an independent, and you want to know where they stand on the issues.

## **Electorates and MPs in Western Sydney**

[Find out which electorate you live in here.](#)

### **Auburn – Lynda Voltz, Labor Party**

Address: Mezzanine Level Lidcombe Centre, 92 Parramatta Road, Lidcombe NSW 2141  
Phone: (02) 9737 8822  
Email: [auburn@parliament.nsw.gov.au](mailto:auburn@parliament.nsw.gov.au)

### **Blacktown – Stephen Bali, Labor Party**

Address: Shop 3063, Westpoint Shopping Centre, Flushcombe Road, Blacktown NSW 2148  
Phone: (02) 9671 5222  
Email: [blacktown@parliament.nsw.gov.au](mailto:blacktown@parliament.nsw.gov.au)

### **Castle Hill – Ray Williams, Liberal Party**

Address: Suite 202 Rouse Hill Town Centre, 10-14 Market Lane, Rouse Hill NSW 2155  
Phone: (02) 8882 9555  
Email: [castlehill@parliament.nsw.gov.au](mailto:castlehill@parliament.nsw.gov.au)

### **Granville – Julia Finn, Labor Party**

Address: 160 Merrylands Road, Merrylands NSW 2160  
Phone: (02) 9637 1656  
Email: [granville@parliament.nsw.gov.au](mailto:granville@parliament.nsw.gov.au)

### **Kellyville (formerly Baulkham Hills) – David Elliott, Liberal Party**

Address: Suite 1, 25-33 Old Northern Road, Baulkham Road NSW 2153  
Phone: (02) 9686 3110  
Email: [baulkhamhills@parliament.nsw.gov.au](mailto:baulkhamhills@parliament.nsw.gov.au)

### **Londonderry – Prue Car, Labor Party**

Address: 154 Queen Street, St Marys NSW 2760  
Phone: (02) 9833 1122  
Email: [londonderry@parliament.nsw.gov.au](mailto:londonderry@parliament.nsw.gov.au)

### **Mount Druitt – Edmond Atalla, Labor Party**

Address: Office Suite 201, Westfield Shoppingtown, Carlisle Avenue, Mount Druitt NSW 2770  
Phone: (02) 9625 6770  
Email: [mountdruitt@parliament.nsw.gov.au](mailto:mountdruitt@parliament.nsw.gov.au)

### **Parramatta – Geoff Lee, Liberal Party**

Address: Ground Floor, 96 George Street, Parramatta NSW 2150  
Phone: (02) 9891 4722  
Email: [parramatta@parliament.nsw.gov.au](mailto:parramatta@parliament.nsw.gov.au)

**Penrith – Stuart Ayres, Liberal Party**

Address: Shop 23 Ground Floor, Penrith Centre, 510-534 High Street, Penrith NSW 2750  
Phone: (02) 4722 8660  
Email: [penrith@parliament.nsw.gov.au](mailto:penrith@parliament.nsw.gov.au)

**Prospect – Hugh McDermott, Labor Party**

Address: 2/679 The Horsley Drive, Smithfield NSW 2164  
Phone: (02) 9756 4766  
Email: [prospect@parliament.nsw.gov.au](mailto:prospect@parliament.nsw.gov.au)

**Riverstone – Kevin Conolly, Liberal Party**

Address: Shop 20 Stanhope Village, 2 Sentry Drive, Stanhope Gardens NSW 2768  
Phone: (02) 8883 3499  
Email: [riverstone@parliament.nsw.gov.au](mailto:riverstone@parliament.nsw.gov.au)

**Winston Hills (formerly Seven Hills) – Mark Taylor, Liberal Party**

Address: 166 Best Road, Seven Hills NSW2147  
Phone: (02) 9831 8022  
Email: [sevenhills@parliament.nsw.gov.au](mailto:sevenhills@parliament.nsw.gov.au)

**Wollondilly – Nathaniel Smith, Liberal Party**

Address: Shop 1, 117 Remembrance Drive, Tahmoor NSW 2573  
Phone: (02) 4683 2622  
Email: [wollondilly@parliament.nsw.gov.au](mailto:wollondilly@parliament.nsw.gov.au)

## 7. Connecting with candidates and MPs in the lead up to the election

In the lead-up to elections, it can be especially effective to connect with sitting MPs as well as the other candidates for the seat. This can be through requesting a formal meeting, as outlined above in section 6, however as meetings can be difficult and time consuming to secure and arrange, there are some other options to connect with MPs and candidates, including:

- Sending a letter
- Interacting on social media, such as Facebook
- Showing up at community events or campaign stalls that the MP or candidate is attending or hosting

### Sending letters to MPs and candidates

Letters can be a great way to get a message, stories and data across to MPs and candidates without needing to lock in a meeting with them. Here are some key tips for writing letters to your electorate's sitting MP and candidates:

- **Personalise the letter to the recipient** – include each individual MP/candidate's name rather than sending the same letter to all. If you know any details about the individual (such as a community cause they're involved in, or which sports team they support), it can be worth including a reference to it so they take notice.
- **Personalise the letter to yourself** – tell them your name, whereabouts you live, *including that you are a local constituent*, and why the issues you're writing about are important to you.
- **Include a story** – [section 4 of the Campaign Toolkit](#) talks about how important stories are to changing minds. Sharing some of your own story as a renter – or the story of your kids, friends or neighbours who are renters – can be an effective campaign tool.
- **Include some data or stats** – our State of the Renters fact-sheets provide locally specific data about renting in your electorate: where these MPs and candidates are seeking election. Have a look at the data, pick out a piece of information that stands out to you as especially interesting or important for them to understand, and let them know about it. For instance, if you're surprised by what a high percentage of the people in your electorate are renters, the MP and candidates might be, too – they might not yet be aware how many renters will be voting or why it's important to take their issues seriously.
- **Ask them for a specific commitment or commitments** – let them know that you want them to commit to doing something about the rental crisis. This might be asking them to commit to voting in favour of pet-friendly rentals, voting to end 'no grounds' evictions, or to commit to lobbying their own party to support investment in public and community housing in your electorate. You might be asking for a number of commitments, or just one that really matters to you. Make sure the story or stories you tell, and the data you share, help back up why it's so important that they make this commitment.
- **Thank them for taking the time to consider your letter, and let them know you look forward to receiving a swift response.**

## Interacting with MPs and candidates on social media

MPs and candidates are generally very active on social media – especially Facebook – during election season. Commenting on an MP or candidate’s social media posts can be a great, low-barrier, way for you to politely express your concerns and questions about their positions on renting issues. Note: while expressing frustration about the rental crisis is completely understandable, it can be more effective to avoid things like swearing and direct personal attacks towards the MP or candidate, and rather stick to discussing the issues and why they matter to *you* as a constituent.

Keeping an eye on MPs’ and candidates’ social media channels can also keep you informed about any upcoming community events or campaign stalls that they will be hosting or attending.

## Showing up at community events and campaign stalls that MPs and candidates are attending or hosting

Even if you’re unable to secure a dedicated meeting to discuss renting issues, there are still ways to be face-to-face with MPs and candidates in the lead up to the election. MPs and candidates will generally be spending time campaigning in the community ahead of the election, and will likely notify their social media channels – especially Facebook – of where they will be and when. This is because they *want* to have conversations with constituents: that’s you!

If you go along to a community event or campaign stall that an MP or candidate is holding, you should:

- Introduce yourself – including that you are a constituent.
- Let them know that you are especially interested in renting issues, and why – this can be where you share a story and/or compelling data.
- Ask them, face-to-face, for a commitment on one or several renting issues.

This sends a clear message to MPs and candidates that renting issues are important to the community members that they wish to represent, and that if they want to get elected, they’ll have to take these issues seriously. The more pressure placed on them in this way – ie, the more constituents that raise renting issues with them – the more likely it is that we will see commitments from MPs and candidates to make changes to the renting system to make it fairer for renters.



## 8. Common objections

There are some common objections that people – MPs, other members of the public, and even other renters – may raise when you discuss renting justice issues with them and advocate for the Make Renting Fair campaign's proposed solutions to the rental crisis.

This section of the Campaign Toolkit gives you some of the information you might need to help you respond to those objections, by myth-busting some common misconceptions about how the renting system works. You don't need to raise these issues yourself if they don't come up in conversation, but you can use the information here to respond if objections are raised.

### Investment in public and community housing

#### ***Objection: shouldn't the market provide rental housing instead of the Government?***

The market is clearly failing to provide adequate rental housing to meet the needs in the community. Rental vacancy rates are the lowest they have ever been on record, at 0.8% nationally, and rent prices have been increasing very rapidly. This is leaving increasing numbers of renters unable to secure a home. Any robust housing system needs a portion of the rental housing to be provided by the Government to ensure there is a safety net for those locked out of the private rental market.

#### ***Objection: how much would this cost?***

Building adequate public and community housing would involve significant investment from the NSW Government, however the costs to the government of not addressing the housing and homelessness crisis are extremely high. Ensuring there is adequate social housing to meet community needs can prevent many other large costs down the track.

#### ***Objection: why are you focusing on housing for the extremely low-income people that live in social housing, and not everyone else, such as those struggling in the private rental market?***

An adequate supply of good-quality social housing creates a buffer, with flow-on effects on the private rental market, such as downward pressure on rent prices and upward pressure on standards. Genuine investment in public and community housing would complement our second rental affordability ask: to introduce fair limits on rent increases.

### Introducing fair limits on rent increases

#### ***Objection: What about the landlords who are facing costs due to an increase in interest rates?***

Investing in property carries risk, just like any other type of investment. If landlords find themselves in a situation where they can no longer bear the risk of the investment they have chosen, then they have the option of selling the property and investing their money elsewhere. Housing is an essential service that all people need, and renters should not lose access to that essential service as a result of another person's poor investment decisions.

## Ending 'no grounds' evictions

### **Objection: The 'end of a fixed term' is a reasonable grounds. Why isn't getting rid of 'no grounds' during periodic tenancies (rolling leases) enough?**

Continuing to allow 'no grounds' evictions at the end of fixed-term agreements leaves a loophole in place for landlords and real estate agents. A majority of renters (71%) currently experiencing 'no grounds' evictions receive these at the end of a fixed term tenancy. We have seen in other jurisdictions that landlords and their agents simply shift renters on to shorter fixed term tenancies to ensure they can continue evicting for no reason. Addressing the continuing lack of security renters face requires removing the ability for landlords to end tenancies without a genuine reason, including for those renters on fixed-term agreements.

For more discussion on why 'end of a fixed term' is not a reasonable ground see our blog [End of fixed term evictions are unfair 'no grounds' evictions Part 1](#) and [Part 2](#).

### **Objection: won't the landlord leave the market?**

[Research released in 2022](#) found no evidence that stronger protections for renters cause landlords to leave the market. The research did find that – regardless of tenancy reforms – there is a high rate of turnover as properties enter and leave the sector. This is because the Australian rental sector facilitates quick investing and disinvesting – which means that as properties churn in and out of rental, renters are then churned in and out of their homes.

If landlords do claim that stronger protections for renters will mean they will disinvest, this should actually be seen as a good thing: if speculative, incapable investors leave the sector, then this would make properties available for new owner-occupiers and/or more committed landlords (especially non-profit providers). Stronger protections for renters do not cause landlords to leave the market, but even if they did, this would not be a bad thing.

### **Objection: Isn't it the landlord's property and they should be able to do with it as they want?**

Housing is an essential service. All people need a home. Landlords are given significant tax incentives and subsidies, and so there are some basic obligations that they should be required to meet if they are going to be profiting from providing this essential service.

## Upgrading rental homes to make them healthy to live in

### **Objection: Won't the cost of upgrades be passed through to the renter in higher rent?**

Rent costs are not tied to the costs of maintaining a property: landlords already charge as much in rent as they are able to. If certain upgrades become required across the board, this just creates a more equal playing field between different rental properties.

### **Objection: Why not just provide subsidies or support to help landlords retrofit and upgrade properties? Why do we need mandatory standards for energy efficiency?**

Financial incentives for landlords have so far failed to effectively encourage landlords to improve energy efficiency of rental properties. Landlords don't just fail to invest in energy

efficiency, but even where partial or full subsidies are offered fail to take these up. The best way to address this is to require properties to meet mandatory minimum energy efficiency standards.

### Ensuring newly built homes meet renters' accessibility needs

#### ***Objection: Won't the cost of upgrades be passed through to the renter in higher rent?***

Similar response to above. Additionally, if homes are built from the start with universal design principles, this is far cheaper than making renovations over time to meet changing accessibility requirements.

#### ***Objection: People with disabilities are a small, niche group – isn't the market already delivering?***

No. There are nowhere near enough accessible rental homes to meet the needs of people with disabilities. Further, accessible homes benefit far more than a small niche group of people with disabilities. Anyone can become disabled at any point in their life, especially as we age. Accessible homes can also help other groups, such as parents with babies.

### Keeping pets in rental homes

#### ***Objection: What about the damage caused by pets?***

Renters pay a bond to cover any potential damage to property, whether this damage is caused by animals or humans. The current bond system is already effective at covering the majority of risk at the end of the agreement. In 2021-22 63% of bonds were returned in full to tenants, and only 12.9% of bonds claimed in full by the landlord. In the rare cases where damage to property is the renter's fault and exceeds the bond there are already processes by which landlords can recoup these costs.

#### ***Objection: What about pet bonds?***

For the reasons above, there is no reason why landlords should be able to request an extra bond from renters with pets.

#### ***Objection: What about landlords who have animal allergies?***

In most cases, the landlord themselves never actually enters the property during a tenancy, and the property can be thoroughly cleaned at the end of the tenancy. So, a landlord's allergy shouldn't be impacted by a renter keeping a pet at their home. In some rare cases, the landlord may be impacted, such as where the rental is attached to the landlord's own residence, or where the allergies are extremely severe. Should the law change to make it easier for renters to keep pets, there will be provisions in place to allow landlords to refuse consent for a renter to keep a pet if the landlord would suffer hardship as a result of an animal living in the property – which would cover these cases.

## 9. Contact us

### Get in touch if:

- You would like any **support or guidance**, or if you have any questions.
- You manage to **secure a meeting with your local MP** or one of their staffers.
- You have **campaign ideas**, or would like to plan a **campaign action** in your area.

### Contact information:

**Email:** [contact@rentingfair.org.au](mailto:contact@rentingfair.org.au)

**Text:** 0493 624 672

**Website:** [www.rentingfair.org.au](http://www.rentingfair.org.au)

**Facebook:** [www.facebook.com/MakeRentingFairNSW](https://www.facebook.com/MakeRentingFairNSW)

**Twitter:** [twitter.com/RentingFairNSW](https://twitter.com/RentingFairNSW)



# make renting fair.

**All renters need  
homes that are:**



**affordable**



**secure**



**healthy**



**(feel like) home**

**More  
info**



## Renters need homes that are affordable



**Vision: Renters can afford to pay our rent without worrying that it will mean we go without other life essentials**

**Solution:** The NSW government commits funds to build at least 5,000 new, additional homes each year for the next 10 years that are genuinely affordable, to begin to address NSW's current housing need.

**Solution:** Introduce stronger protections against excessive rent increases in NSW tenancy law.

---

## Renters need homes that are stable and secure



**Vision: Renters can live without fear of unfair 'no grounds' eviction from our homes.**

**Solution:** Replace 'no grounds' evictions provisions in NSW tenancy law with 'reasonable grounds' identified through community consultation.

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## Renters need homes that are safe and healthy



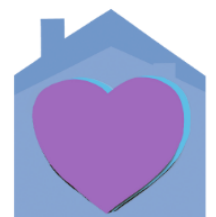
**Vision: Renters can live in homes that are healthy through cold winters and hot summers, and that meet our accessibility needs.**

**Solution:** Introduce mandatory minimum energy efficiency standards for NSW rental homes.

**Solution:** Introduce mandatory minimum building standards that take account of universal design for general accessibility in the community for all new builds.

---

## Renters need homes that feel like home



**Vision: Renters can make simple choices to make the houses we live in homes, including whether or not to keep pets – and we don't have to fight the landlord to do this.**

**Solution:** Prohibit blanket 'no pets' clauses in NSW tenancy law.



# STATE OF THE RENTERS AUBURN

## Renters

Households 13,808 (- 41.3%)  
People 43,995 (- 40.2%)

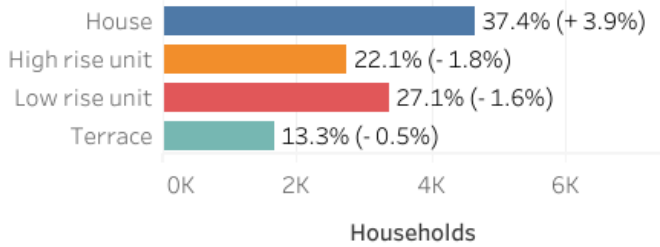
Percentage of Households 40.6% (+ 0.9%)  
Percentage of People 40.6% (+ 1.2%)

## Social Housing

Households 1,981 (- 62.6%)  
People 4,138 (- 64.8%)

Percentage of rented households 14.3% (- 7.7%)  
Percentage of renters 9.4% (- 6.3%)

## Dwelling Types



Median Rent	Dwelling Type	Value
	House	\$462 ()
	High rise unit	\$465 ()
	Low rise unit	\$350 ()
	Terrace	\$460 ()

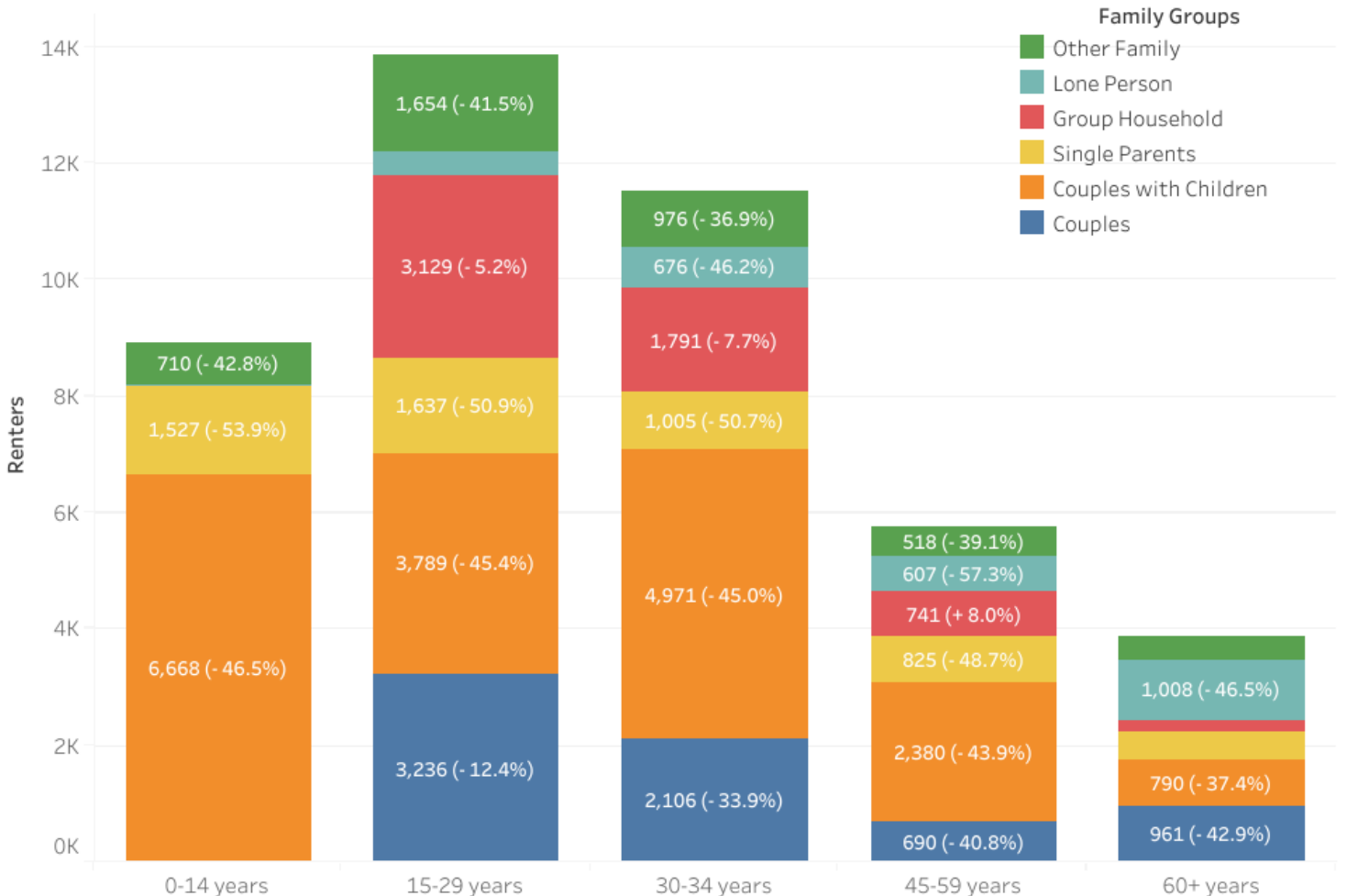
## Demographics

Renters who are in need of assistance with core activities  
5.1% (- 0.7%)

Indigenous Renters  
0.6% (- 0.2%)

Renters who speak a language other than English at home:  
81.9% (+ 4.5%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census

# STATE OF THE RENTERS BLACKTOWN

## Renters

Households 11,209 (+ 10.7%)  
People 32,853 (+ 7.3%)

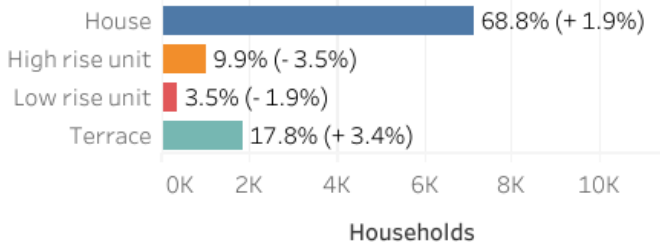
Percentage of Households 35.6% (+ 0.6%)  
Percentage of People 34.8% (- 0.2%)

## Social Housing

Households 2,045 (- 17.4%)  
People 4,618 (- 18.6%)

Percentage of rented households 18.3% (- 5.8%)  
Percentage of renters 14.1% (- 4.2%)

## Dwelling Types



Median Rent	Dwelling Type	Value	Change
House	House	\$400	(+ 2.6%)
High rise unit	High rise unit	\$380	(+ 0.0%)
Low rise unit	Low rise unit	\$300	(+ 100.0%)
Terrace	Terrace	\$400	(+ 2.6%)

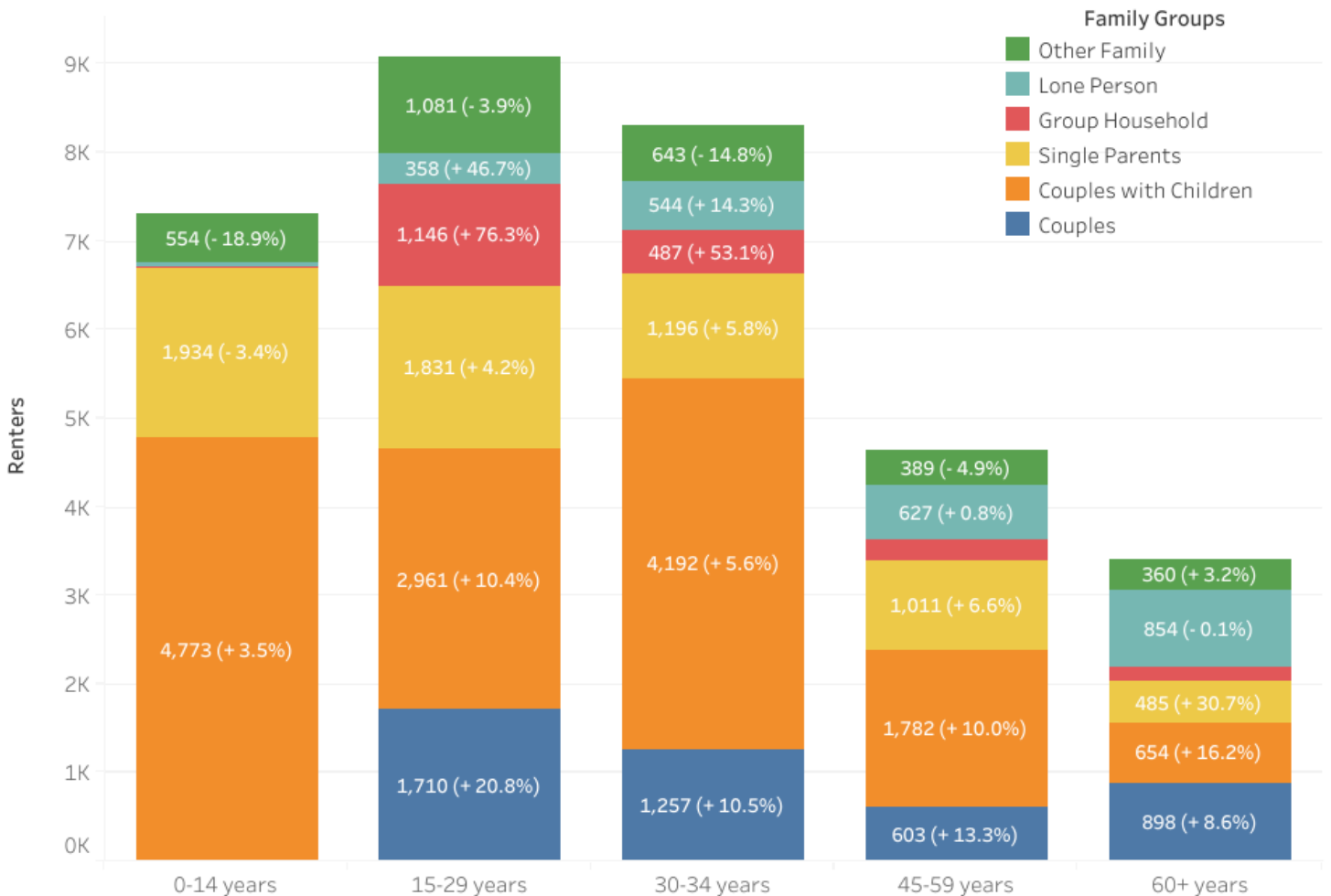
## Demographics

Renters who are in need of assistance with core activities  
6.3% (+ 0.6%)

Indigenous Renters  
4.9% (+ 0.3%)

Renters who speak a language other than English at home:  
52.4% (+ 3.0%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census

# STATE OF THE RENTERS CASTLE HILL

## Renters

Households 5,856 (+ 43.9%)  
People 16,760 (+ 31.4%)

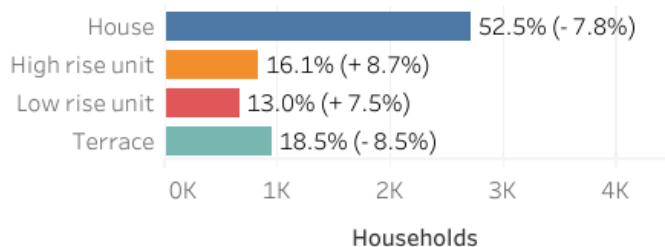
Percentage of Households 19.7% (+ 3.6%)  
Percentage of People 19.1% (+ 2.9%)

## Social Housing

Households 281 (+ 56.1%)  
People 441 (- 2.6%)

Percentage of rented households 4.8% (+ 0.5%)  
Percentage of renters 2.6% (- 0.8%)

## Dwelling Types



Median Rent	Dwelling Type	Value	Change
House	House	\$600	(+ 0.0%)
High rise unit	High rise unit	\$500	(+ 0.0%)
Low rise unit	Low rise unit	\$500	(+ 4.2%)
Terrace	Terrace	\$560	(+ 0.0%)

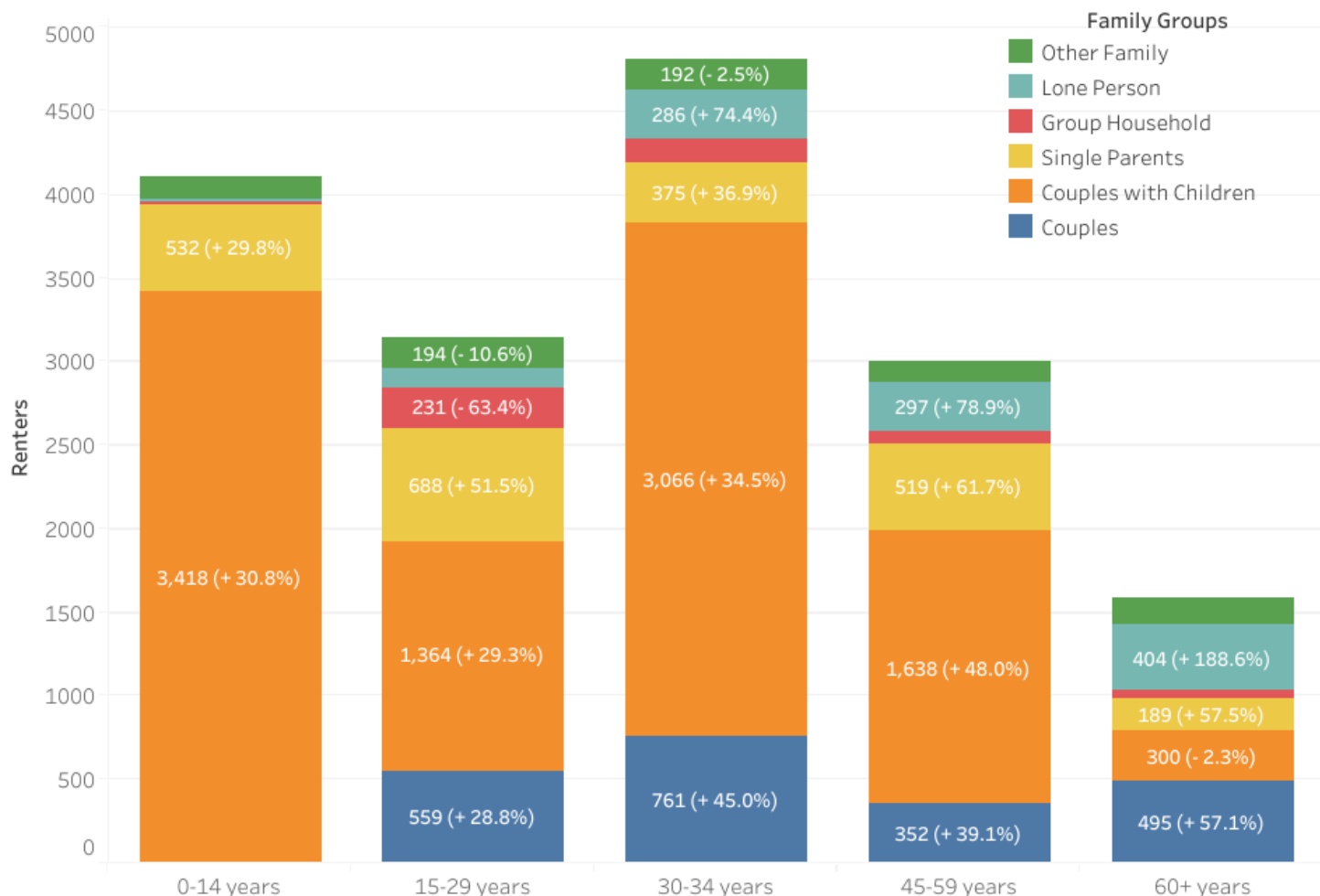
## Demographics

Renters who are in need of assistance with core activities  
3.4% (+ 1.1%)

Indigenous Renters  
1.0% (+ 0.2%)

Renters who speak a language other than English at home:  
45.4% (+ 7.3%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census

# STATE OF THE RENTERS GRANVILLE

## Renters

Households 15,890 (+ 29.5%)  
People 45,909 (+ 21.9%)

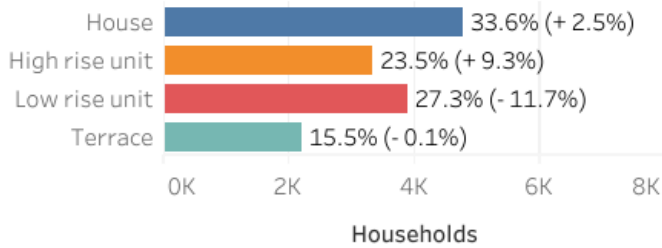
Percentage of Households 43.6% (+ 2.5%)  
Percentage of People 41.7% (+ 0.4%)

## Social Housing

Households 3,290 (+ 45.8%)  
People 6,321 (+ 33.2%)

Percentage of rented households 20.7% (+ 2.6%)  
Percentage of renters 13.8% (+ 1.4%)

## Dwelling Types



Median Rent	Dwelling Type	Value	Change
House	House	\$450	+ 2.3%
High rise unit	High rise unit	\$410	+ 2.5%
Low rise unit	Low rise unit	\$360	- 5.3%
Terrace	Terrace	\$440	+ 2.3%

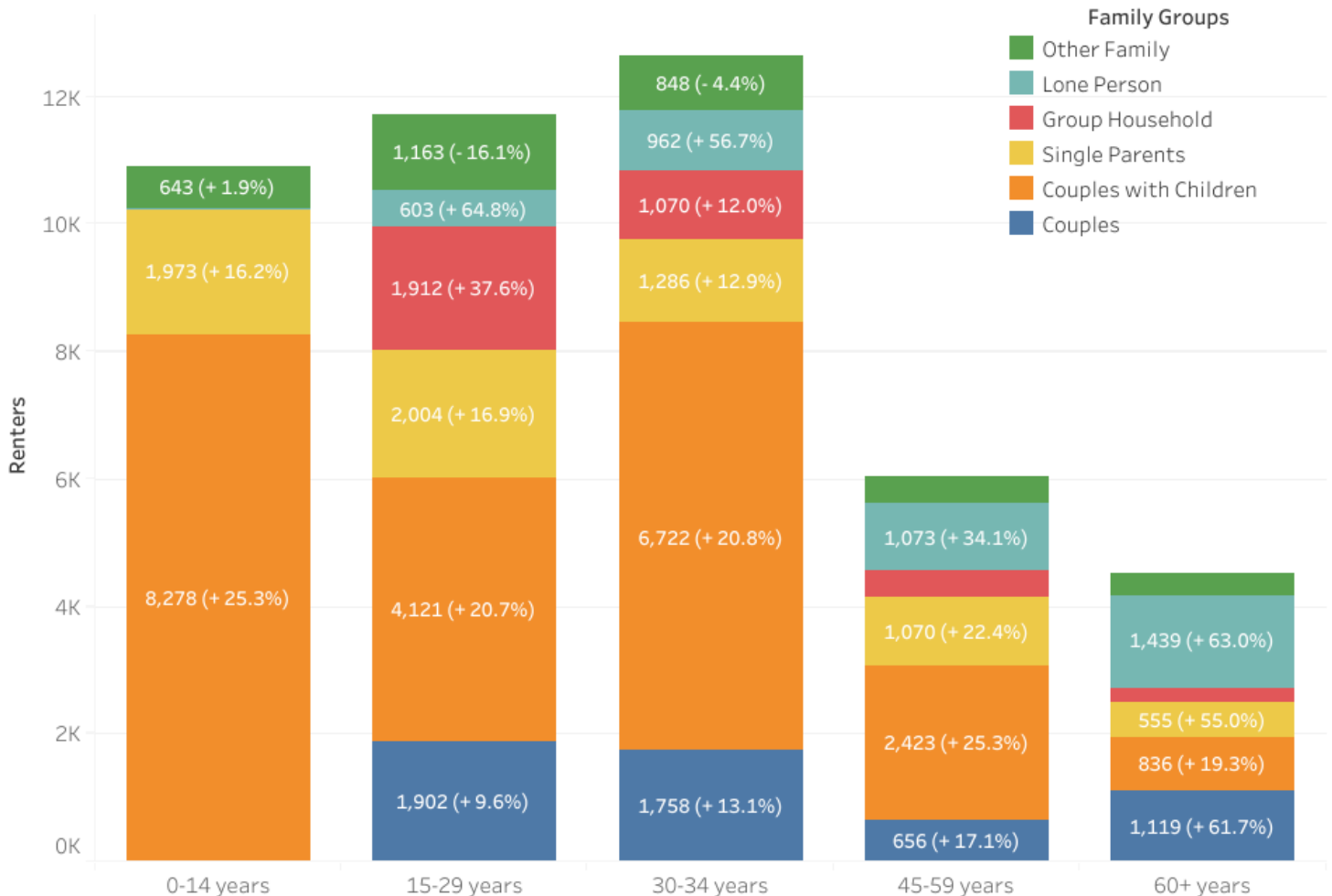
## Demographics

Renters who are in need of assistance with core activities  
7.0% (+ 1.7%)

Indigenous Renters  
1.2% (- 0.0%)

Renters who speak a language other than English at home:  
74.4% (+ 1.5%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census

# STATE OF THE RENTERS KELLYVILLE

## Renters

Households 5,758 (+ 43.1%)  
People 18,172 (+ 37.7%)

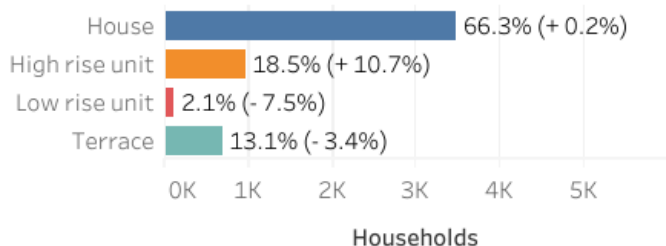
Percentage of Households 20.6% (+ 4.2%)  
Percentage of People 20.1% (+ 3.5%)

## Social Housing

Households 80 (- 13.0%)  
People 201 (+ 1.5%)

Percentage of rented households 1.4% (- 0.8%)  
Percentage of renters 1.1% (- 0.4%)

## Dwelling Types



Median Rent	Dwelling Type	Amount	Change
	House	\$650	(+ 3.2%)
	High rise unit	\$515	(- 6.4%)
	Low rise unit	\$490	(- 5.8%)
	Terrace	\$600	(+ 5.3%)

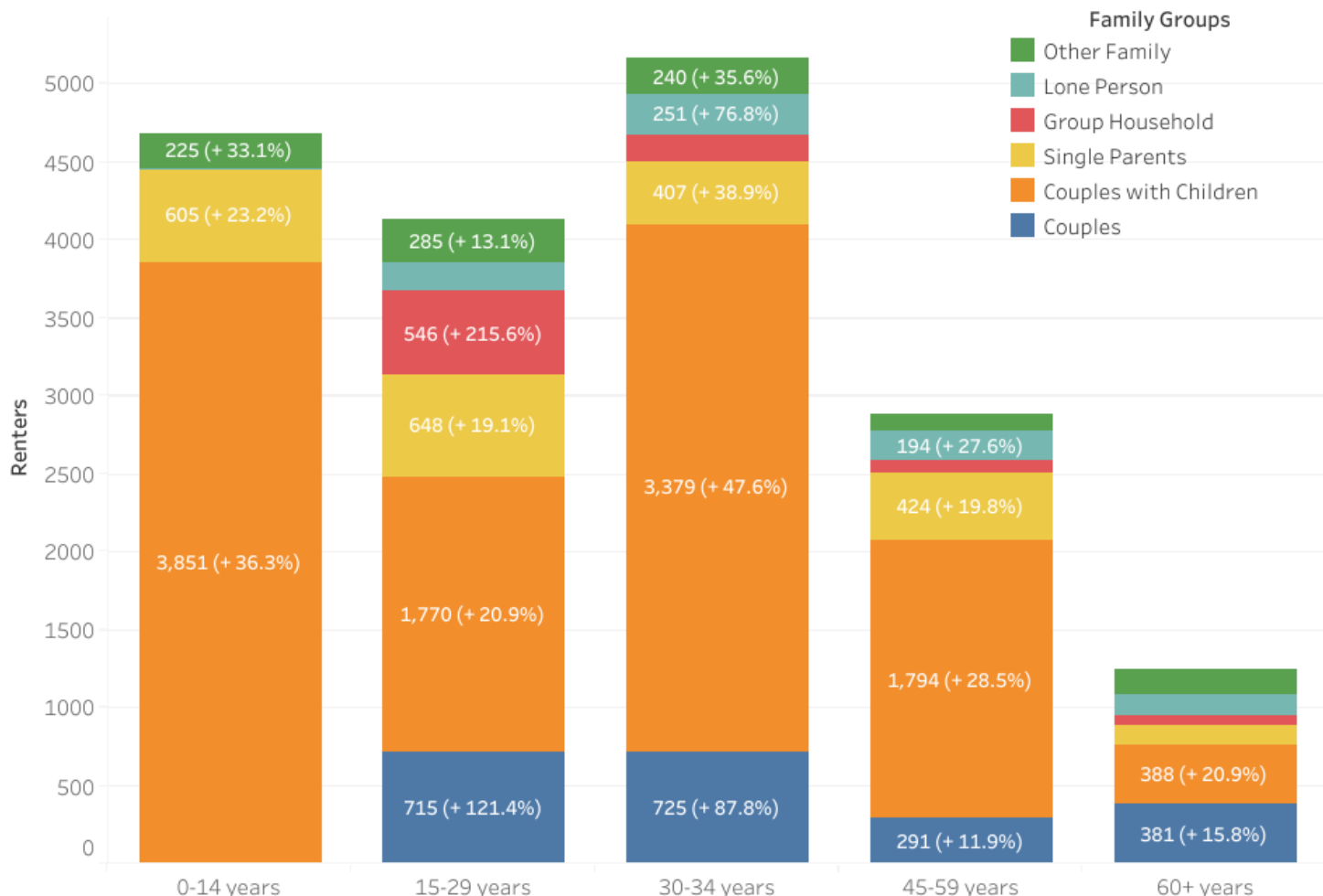
## Demographics

Renters who are in need of assistance with core activities  
3.2% (+ 0.4%)

Indigenous Renters  
0.9% (+ 0.0%)

Renters who speak a language other than English at home:  
38.7% (+ 7.5%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census

# STATE OF THE RENTERS LONDONDERRY

## Renters

Households 10,153 (- 6.0%)  
People 28,980 (- 9.2%)

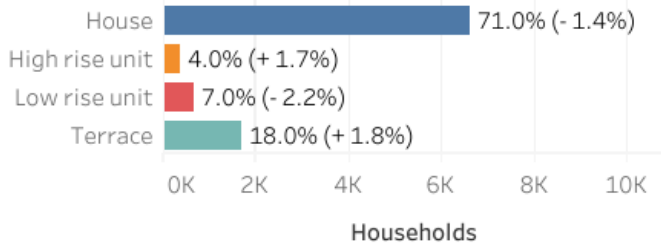
Percentage of Households 31.9% (- 3.0%)  
Percentage of People 30.5% (- 4.8%)

## Social Housing

Households 1,138 (- 60.7%)  
People 2,507 (- 68.2%)

Percentage of rented households 11.2% (- 15.2%)  
Percentage of renters 8.7% (- 15.8%)

## Dwelling Types



Median Rent	Dwelling Type	Value	Change
House		\$440	(+ 25.7%)
High rise unit		\$330	(+ 0.0%)
Low rise unit		\$300	(+ 9.1%)
Terrace		\$400	(+ 8.1%)

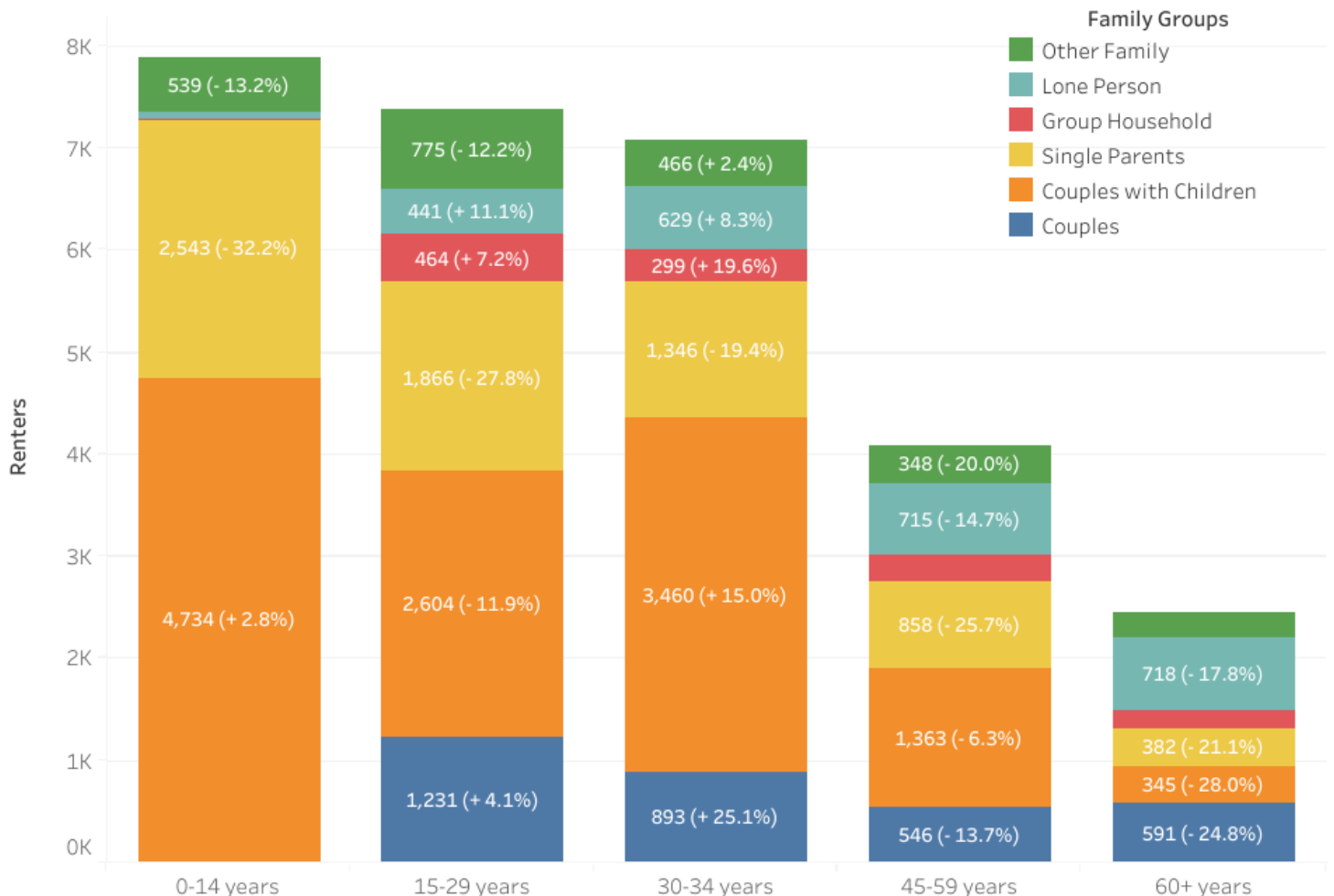
## Demographics

Renters who are in need of assistance with core activities 5.6% (- 1.1%)

Indigenous Renters 8.7% (- 1.1%)

Renters who speak a language other than English at home: 24.5% (+ 2.6%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census



# STATE OF THE RENTERS MOUNT DRUITT

## Renters

Households 12,520 (+ 42.2%)  
People 38,228 (+ 30.1%)

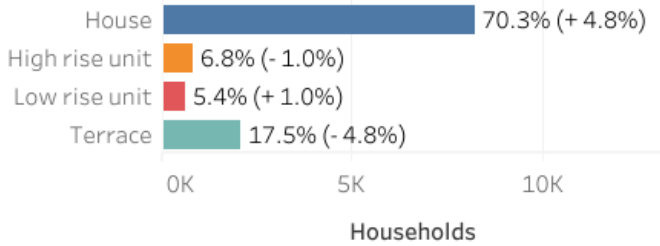
Percentage of Households 39.3% (+ 6.0%)  
Percentage of People 38.7% (+ 5.4%)

## Social Housing

Households 4,049 (+ 68.7%)  
People 11,057 (+ 58.2%)

Percentage of rented households 32.3% (+ 5.5%)  
Percentage of renters 28.9% (+ 5.4%)

## Dwelling Types



Median Rent	Dwelling Type	Value	Change
House	House	\$350	(- 5.4%)
High rise unit	High rise unit	\$320	(+ 0.0%)
Low rise unit	Low rise unit	\$200	(- 34.4%)
Terrace	Terrace	\$350	(+ 0.0%)

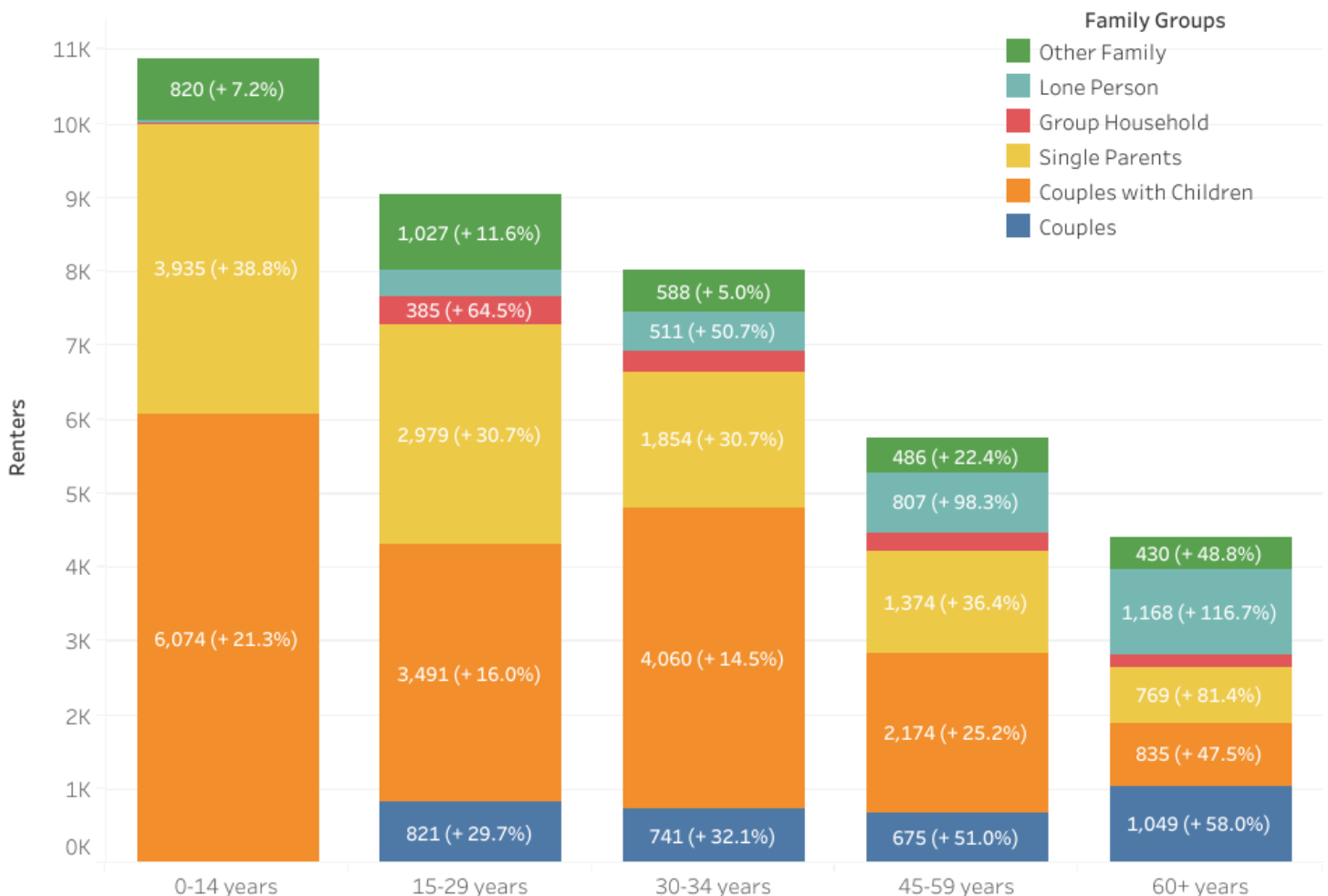
## Demographics

Renters who are in need of assistance with core activities 8.1% (+ 1.9%)

Indigenous Renters 11.6% (+ 4.3%)

Renters who speak a language other than English at home: 39.3% (- 3.9%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census

# STATE OF THE RENTERS PARRAMATTA

## Renters

Households 26,904 (+ 56.0%)  
People 64,266 (+ 39.3%)

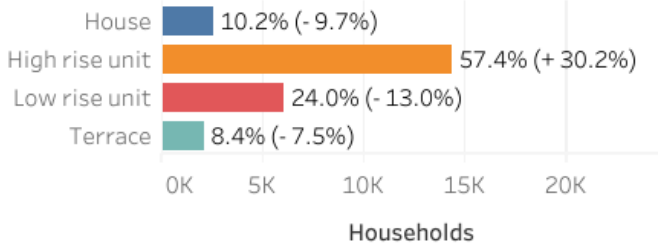
Percentage of Households 56.2% (+ 9.5%)  
Percentage of People 55.3% (+ 9.7%)

## Social Housing

Households 2,294 (- 25.7%)  
People 4,023 (- 32.4%)

Percentage of rented households 8.5% (- 9.1%)  
Percentage of renters 6.3% (- 6.4%)

## Dwelling Types



Median Rent	Dwelling Type	Value	Change
	House	\$460	(+ 2.2%)
	High rise unit	\$475	(+ 3.3%)
	Low rise unit	\$370	(- 5.1%)
	Terrace	\$463	(+ 2.8%)

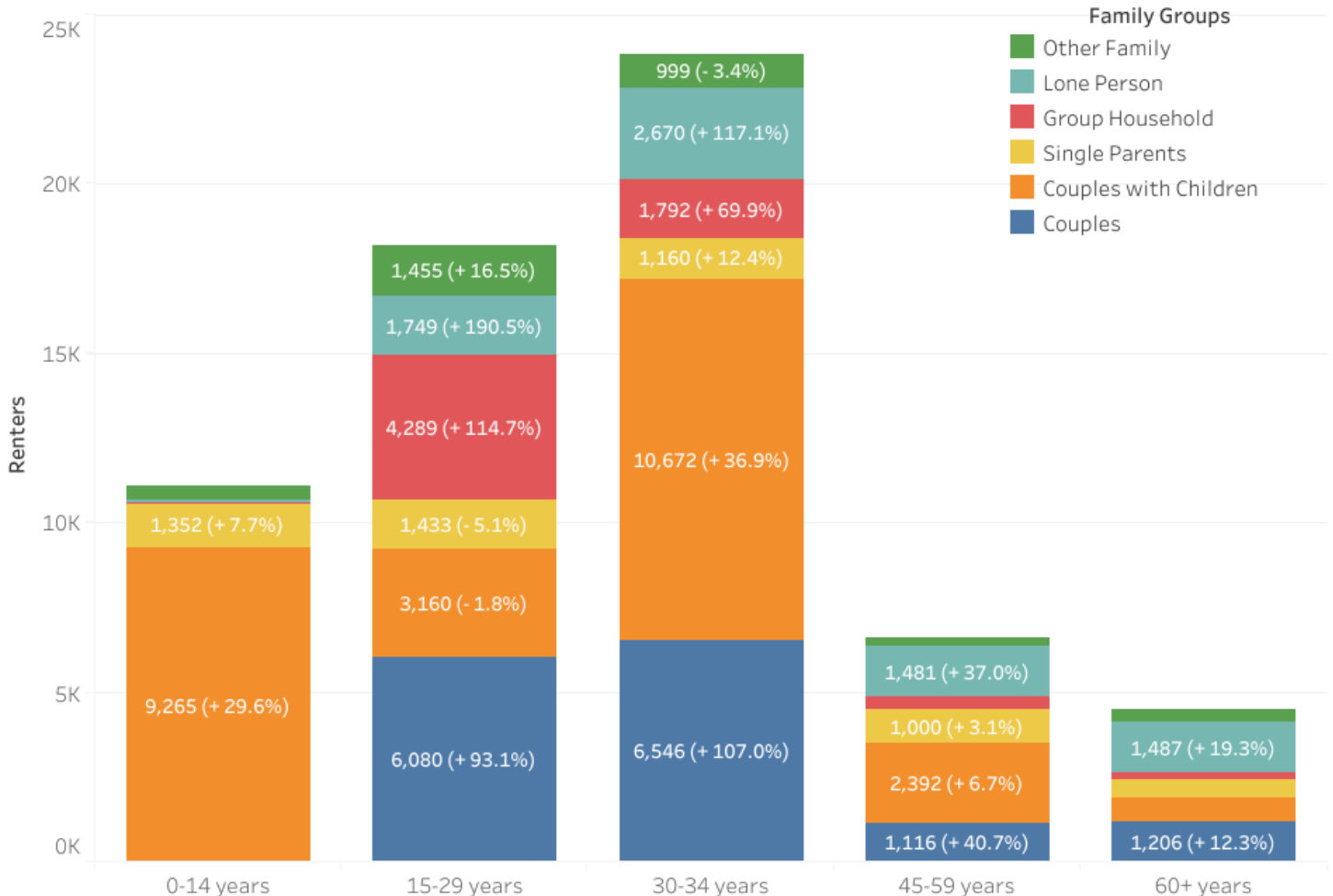
## Demographics

Renters who are in need of assistance with core activities  
3.0% (- 0.7%)

Indigenous Renters  
1.0% (- 0.1%)

Renters who speak a language other than English at home:  
69.7% (+ 1.7%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census

# STATE OF THE RENTERS PENRITH

## Renters

Households 12,245 (+ 36.9%)  
People 28,709 (+ 26.6%)

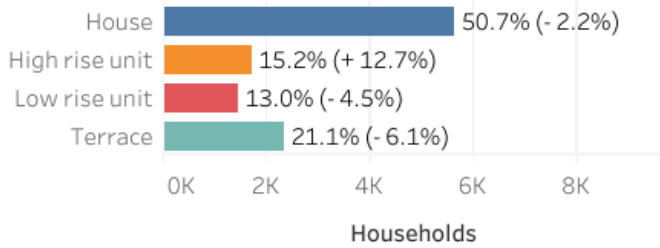
Percentage of Households 36.5% (+ 5.8%)  
Percentage of People 34.1% (+ 4.7%)

## Social Housing

Households 1,982 (+ 6.9%)  
People 3,851 (- 2.2%)

Percentage of rented households 16.2% (- 4.3%)  
Percentage of renters 13.4% (- 3.7%)

## Dwelling Types



Median Rent	Dwelling Type	Value	Change
House	House	\$415	(+ 3.8%)
High rise unit	High rise unit	\$400	(+ 29.0%)
Low rise unit	Low rise unit	\$300	(+ 3.4%)
Terrace	Terrace	\$370	(+ 5.7%)

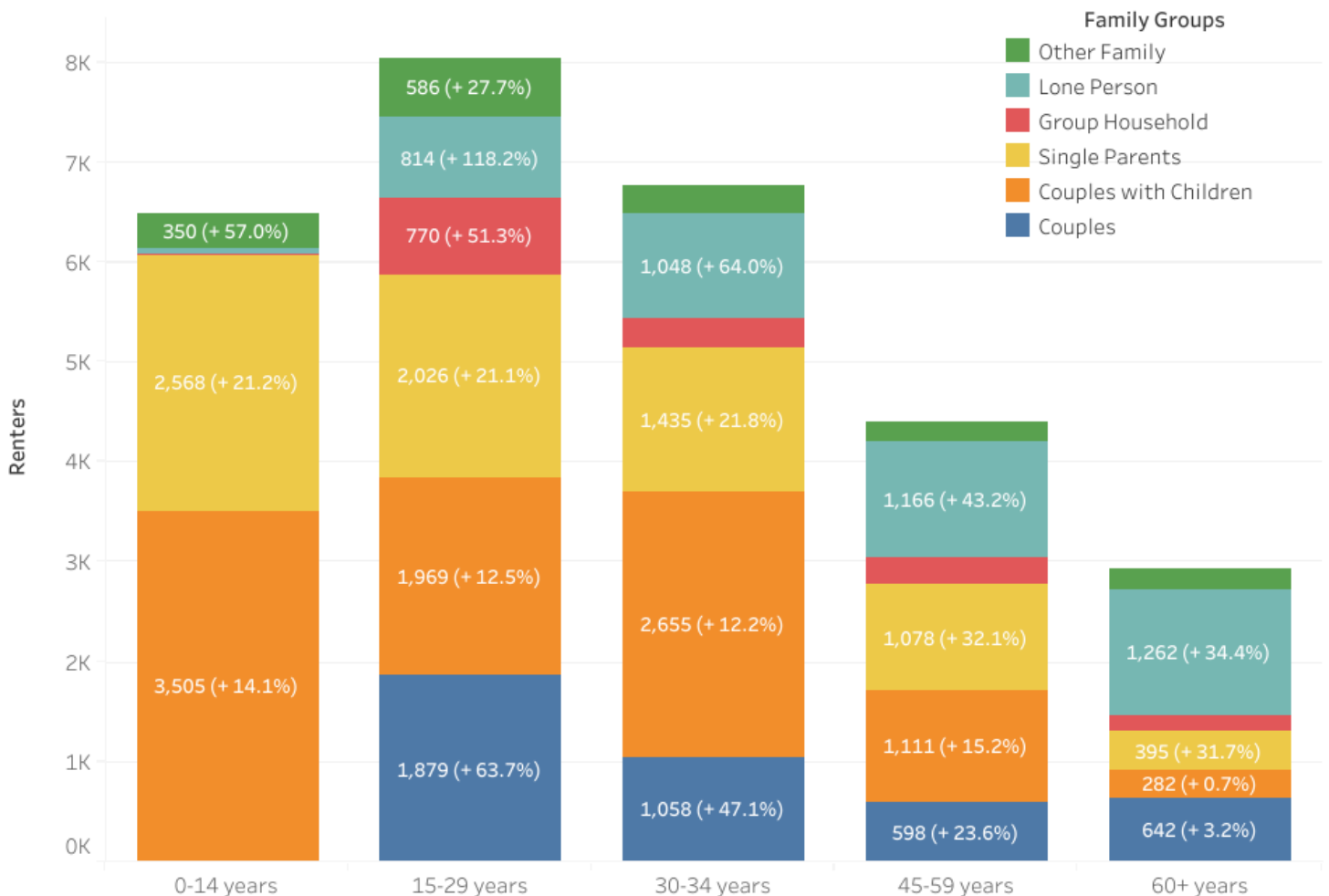
## Demographics

Renters who are in need of assistance with core activities  
7.2% (+ 0.8%)

Indigenous Renters  
10.3% (+ 2.8%)

Renters who speak a language other than English at home:  
15.3% (- 0.8%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census

# STATE OF THE RENTERS PROSPECT

## Renters

Households 9,777 (+ 46.4%)  
 People 28,975 (+ 35.6%)

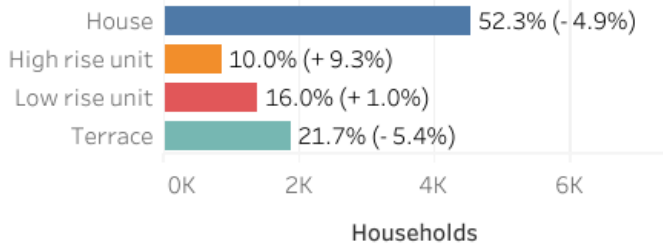
Percentage of Households 30.8% (+ 5.0%)  
 Percentage of People 30.9% (+ 4.4%)

## Social Housing

Households 1,593 (+ 17.2%)  
 People 3,309 (+ 2.1%)

Percentage of rented households 16.3% (- 3.6%)  
 Percentage of renters 11.4% (- 3.5%)

## Dwelling Types



Median Rent	Dwelling Type	Value	Change
House	House	\$450	(+ 2.3%)
High rise unit	High rise unit	\$430	(+ 10.3%)
Low rise unit	Low rise unit	\$380	(- 4.4%)
Terrace	Terrace	\$420	(+ 6.3%)

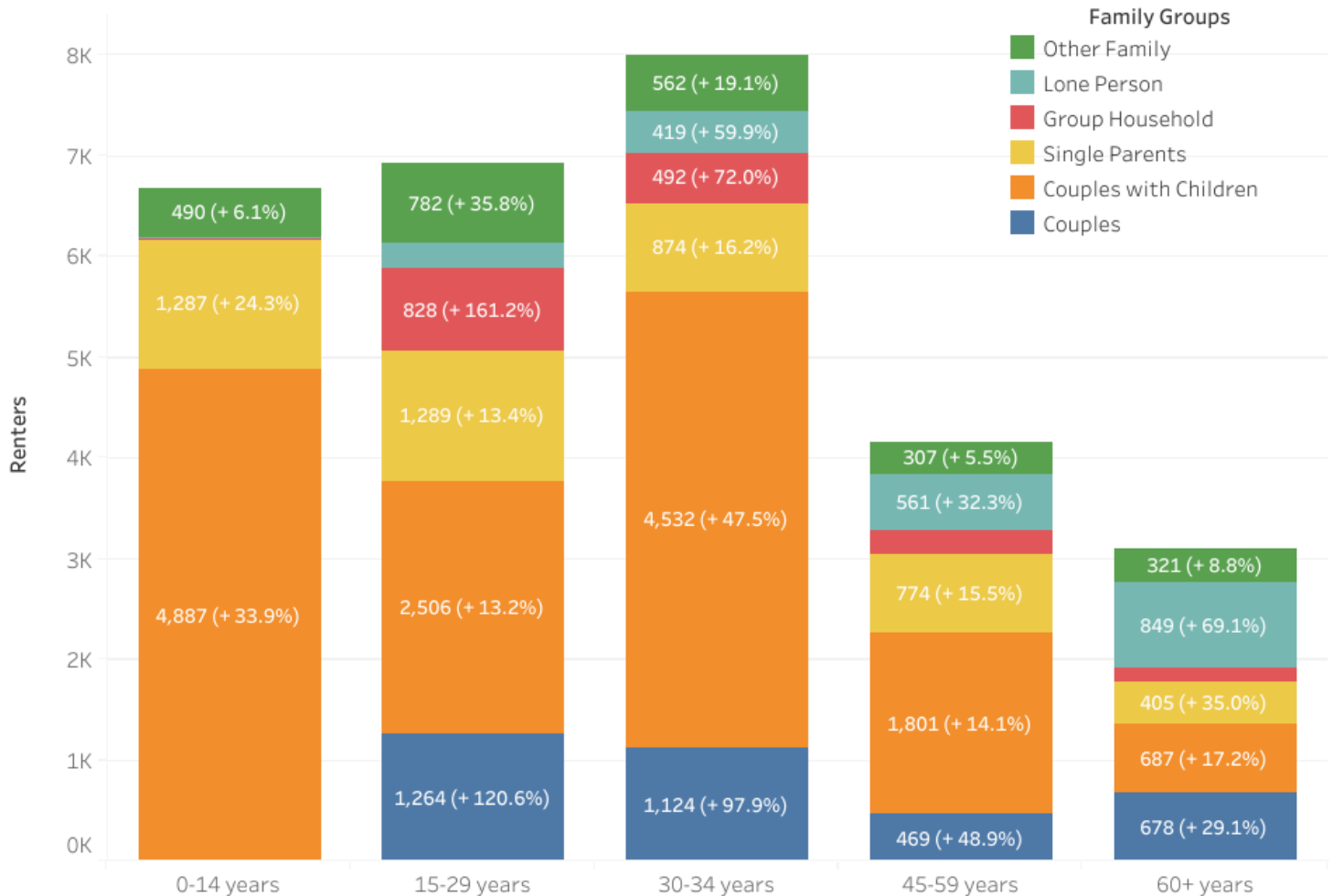
## Demographics

Renters who are in need of assistance with core activities  
 6.5% (- 0.7%)

Indigenous Renters  
 2.0% (+ 0.1%)

Renters who speak a language other than English at home:  
 64.3% (+ 1.6%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census

# STATE OF THE RENTERS RIVERSTONE

## Renters

Households 9,278 (+ 56.5%)  
People 28,651 (+ 43.9%)

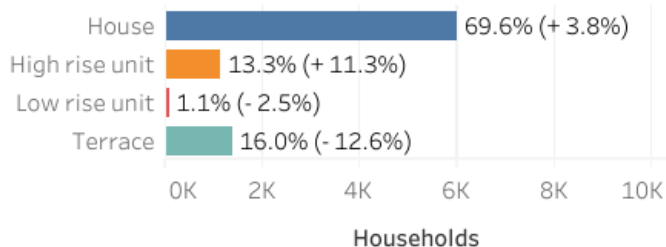
Percentage of Households 28.6% (+ 6.5%)  
Percentage of People 27.7% (+ 5.4%)

## Social Housing

Households 331 (- 5.7%)  
People 905 (- 17.5%)

Percentage of rented households 3.6% (- 2.3%)  
Percentage of renters 3.2% (- 2.3%)

## Dwelling Types



Median Rent	Dwelling Type	Value	Change
House		\$550	(+ 1.9%)
High rise unit		\$435	(- 7.4%)
Low rise unit		\$395	(- 7.1%)
Terrace		\$480	(+ 0.0%)

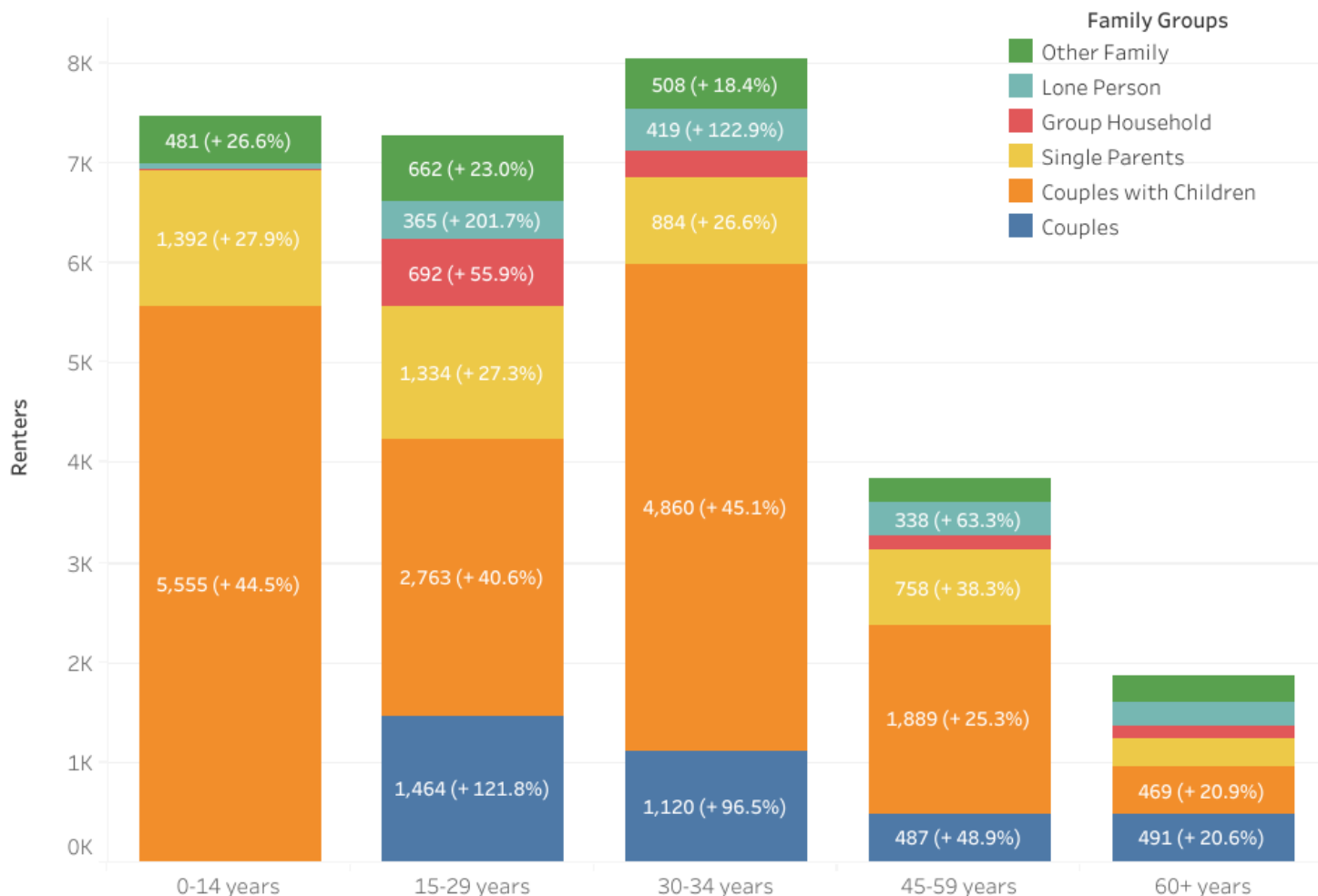
## Demographics

Renters who are in need of assistance with core activities  
4.0% (+ 0.4%)

Indigenous Renters  
3.6% (+ 0.6%)

Renters who speak a language other than English at home:  
39.5% (+ 5.2%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census

# STATE OF THE RENTERS WINSTON HILLS

...

## Renters

Households 9,422 (+ 10.9%)  
People 25,534 (+ 5.7%)

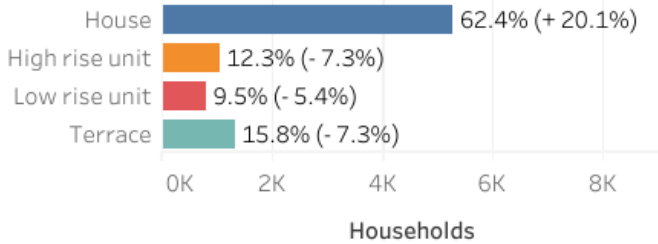
Percentage of Households 28.7% (- 0.3%)  
Percentage of People 27.2% (- 1.7%)

## Social Housing

Households 1,569 (- 2.2%)  
People 3,015 (- 12.6%)

Percentage of rented households 16.7% (- 1.9%)  
Percentage of renters 11.8% (- 2.3%)

## Dwelling Types



Median Rent	Dwelling Type	Value	Change
House	House	\$450	(+ 4.7%)
High rise unit	High rise unit	\$400	(- 11.1%)
Low rise unit	Low rise unit	\$350	(- 15.7%)
Terrace	Terrace	\$450	(+ 12.5%)

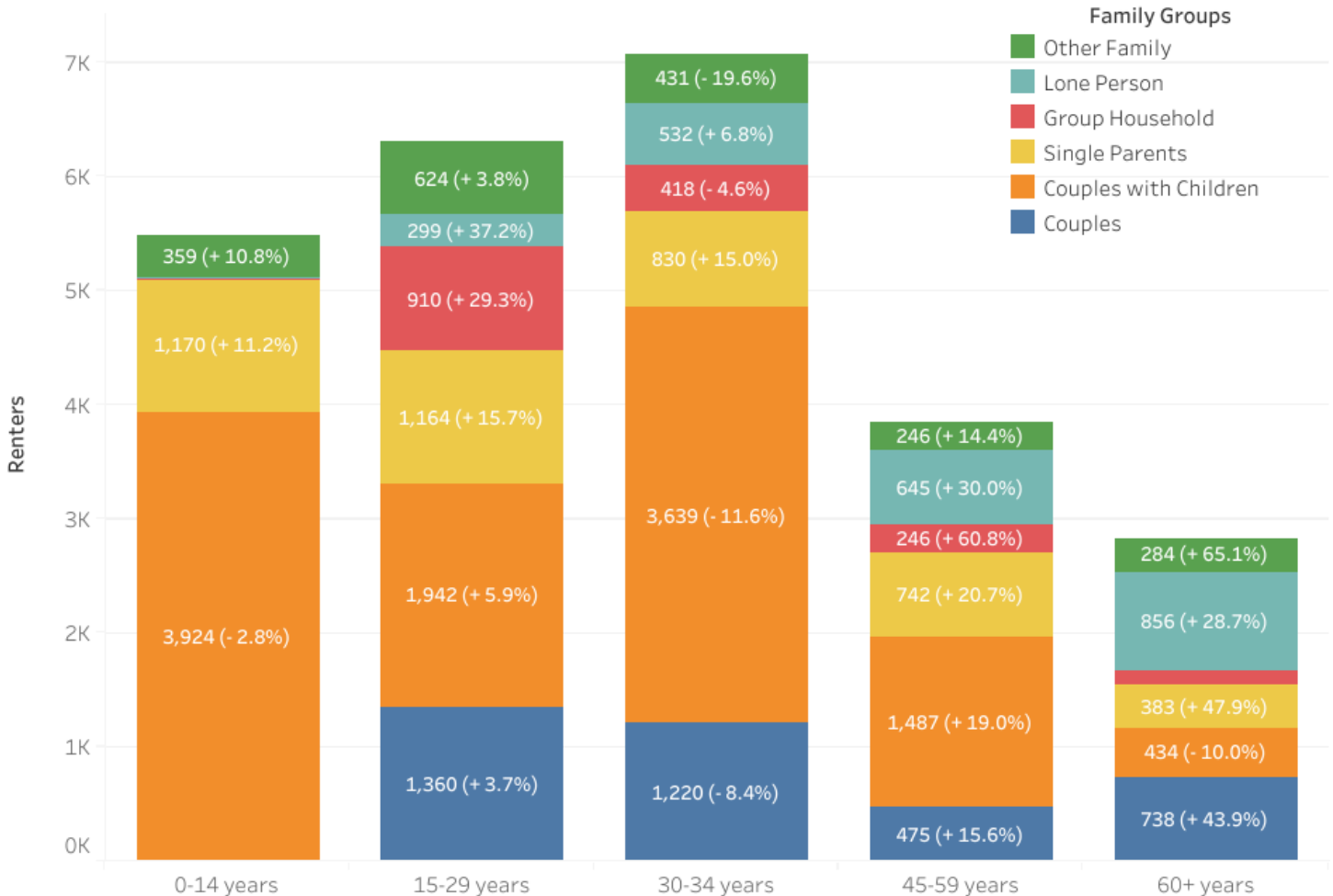
## Demographics

Renters who are in need of assistance with core activities  
5.8% (+ 1.6%)

Indigenous Renters  
2.9% (+ 0.7%)

Renters who speak a language other than English at home:  
48.2% (- 6.4%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census



# STATE OF THE RENTERS WOLLONDILLY

## Renters

Households 5,017 (+ 22.6%)  
People 12,962 (+ 17.3%)

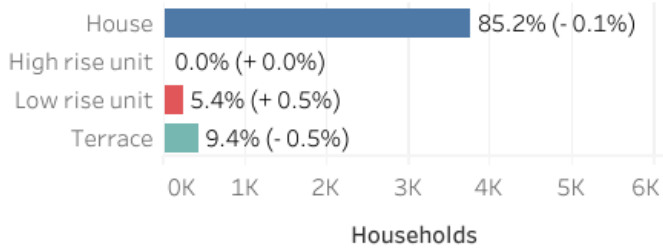
Percentage of Households 17.3% (+ 1.7%)  
Percentage of People 16.5% (+ 1.2%)

## Social Housing

Households 422 (- 5.8%)  
People 832 (- 11.2%)

Percentage of rented households 8.4% (- 2.0%)  
Percentage of renters 6.4% (- 1.6%)

## Dwelling Types



Median Rent	Dwelling Type	Amount	Change
	House	\$450	(+ 13.9%)
	Low rise unit	\$330	(+ 30.7%)
	Terrace	\$380	(+ 26.7%)

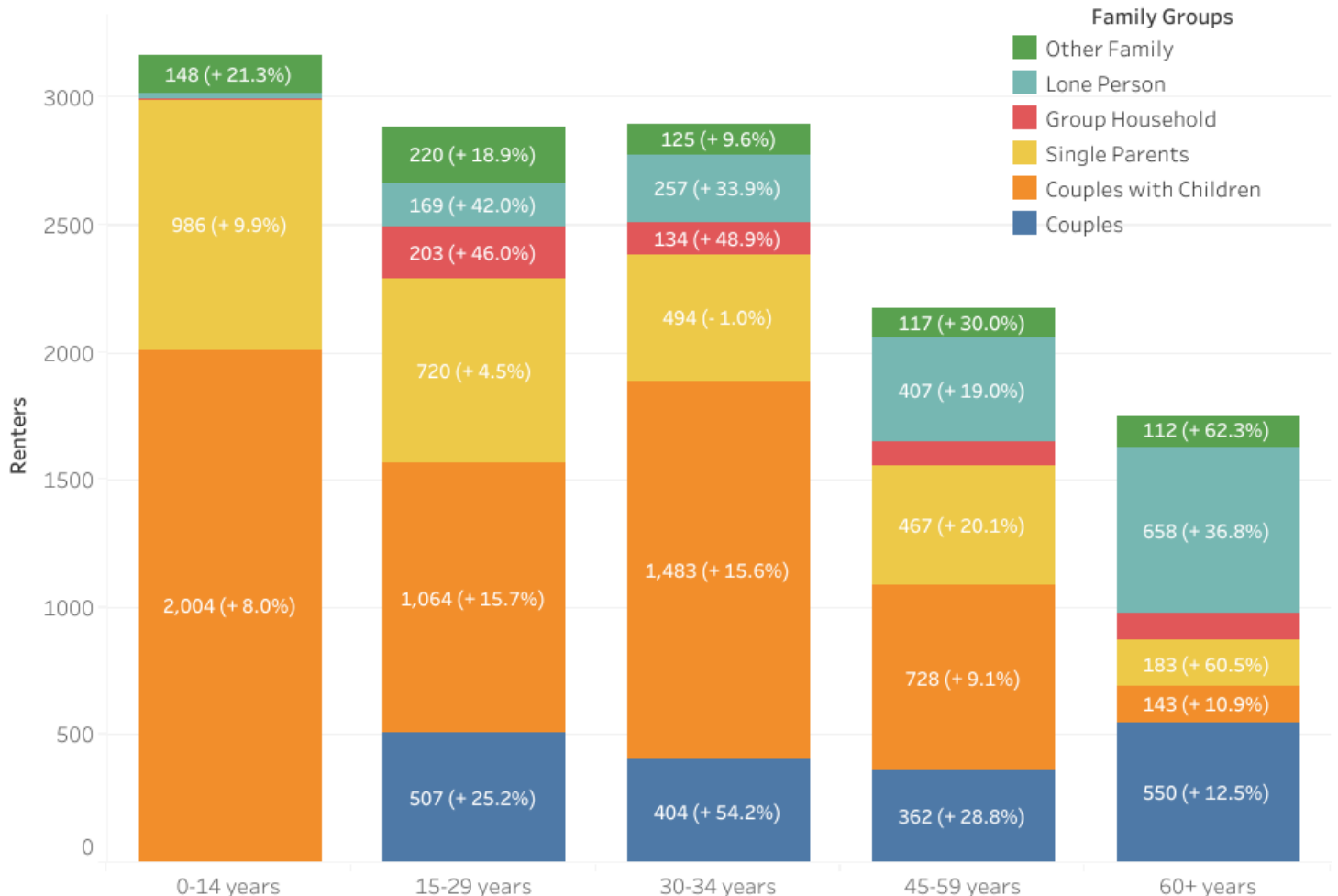
## Demographics

Renters who are in need of assistance with core activities  
6.1% (+ 0.6%)

Indigenous Renters  
7.0% (+ 1.2%)

Renters who speak a language other than English at home:  
10.3% (+ 2.1%)

## Family Types and Age



**Note:** All values given in brackets represent the change between the 2016 and 2021 census