



27 June 2024

Ms Jenny Leong, MP
Chair, Select Committee
By email: nogroundsevicitions@parliament.nsw.gov.au

Dear Ms Leong

Thank you for the opportunity to provide input into the inquiry into the *Residential Tenancies Amendment (Prohibiting No Grounds Evictions) Bill 2024*. We are heartened to see that action is being taken to prohibit no-grounds evictions and look forward to the prohibition of this practice.

By way of background, Council on the Ageing (COTA) NSW is the leading not-for-profit organisation representing the rights and interests of people over 50 in NSW. We're an independent, consumer-based non-government organisation.

COTA NSW supports the introduction of legislation prohibiting no ground evictions in New South Wales. Removing no ground evictions would be the first step in bringing housing security to older residents of New South Wales.

We know that the number of people over the age of 50 being evicted on a no ground basis has been increasing in NSW. The number of people over the age of 50 calling the Tenants Advice and Advocacy Program seeking advice on no grounds eviction has almost tripled from 397 in 2017 to 1 154 in 2023.¹

It is important to understand how the use of no ground evictions affects the community, particularly the 50 plus community.

Firstly, no ground evictions produce significant issues for older people to maintain stable and secure accommodation. Moving costs are a compounded issue for older people given many are on fixed incomes. The physical aspect of moving is also significantly more difficult for this cohort given many have physical

The lack of housing security and having to move constantly from one home to another has taken its toll. After being in my current home for 2.5 yrs I again received a notice that the owner will be putting the property on the sales market. The last 4 properties I have obtained for rent I have been evicted on no grounds!!!! Enough already! Rental crises, increased rental prices, managing chronic health/pain and ageing makes moving every 2 or so years detrimental to my physical, emotional and mental health. Katherine, 50s, Southern Highlands²

¹ Data from the Tenants Advice and Advocacy Program supplied by The Tenants' Union of NSW.

² Tenants' Union of New South Wales (2024) *A Constant Worry – Renters confront the impact of unfair evictions* 2403 [The impact of no grounds evictions \(tenants.org.au\)](https://www.tenants.org.au)

Secondly the quality of life of those who are fearful of having a no-grounds eviction served on them. We know that people are unlikely to report issues with properties and live in sub-standard conditions for fear of being evicted.

Issues are not addressed [because] reporting more would have consequences. Our age as pensioners, and the current costs of renting are worrying. If we get booted, where do we go? Michael, 70s, South Coast³

This is exacerbated by the fact that older people also face issues of ageism and age discrimination when interacting with the rental market. Older people are also less likely to be able to advocate for themselves when being treated unfairly by landlords.

COTA NSW welcomes this inquiry and we look forward to seeing positive outcomes for tenants across NSW with the removal of no ground evictions in NSW. Should you have any questions or if COTA NSW could be of assistance in this review in any other way, please contact me on 0423 501 009 or Gohar.yazdabadi@cotansw.com.au.

Yours sincerely



Gohar Yazdabadi

CEO, COTA NSW

³ Tenants' Union of New South Wales (2024) *A Constant Worry – Renters confront the impact of unfair evictions* [2403 The impact of no grounds evictions \(tenants.org.au\)](https://tenants.org.au/2403-The-impact-of-no-grounds-evictions)