

I agreed as part of my evidence to provide the information below.

(1) The New Zealand Experience with No Grounds.

<https://www.stuff.co.nz/money/350242820/changes-coming-landlords-tenants>  
*Housing Minister Chris Bishop said the changes to the Residential Tenancy Act would help to encourage landlords back into the property market. Changes will include a return of 90-day “no-cause” terminations for periodic tenancies, so landlords could ask tenants to leave without giving a specific reason.  
He said the Government expected it would make it easier for investors to be part of the market and help to boost the supply of rental properties.*

(2) My advice to the REINSW members and market commentary will be factual:

*Currently a Landlord has an legislative right to recover possession of their property with 90 days’ notice. The removal of “no-grounds” means the Landlord’s ability to recover possession of their property is going to be alot more difficult. The Landlord will need to satisfy one or more of the reasons approved by Government, the Landlord will have an evidentiary burden. The Tenant is entitled to resist the Landlord’s action and have the matter determined by NCAT.*

*Existing Landlords will need to be fully informed of the removal of their existing rights and what that means. With this information the Landlord can make an informed decision regarding their continued investment in the residential rental market. Similarly, new investors must be fully informed that recovering possession of their property cannot be guaranteed.*

*The REINSW opposes the removal of no-grounds. It will drive existing and future investment from the market, which will adversely impact renters ability to secure a property, particularly affordable property. As a consequence we can expect to see severe social and economic consequences.*

Thank you for the opportunity to participate. I believe the above satisfies the commitments I gave, if you require any additional information please let me know.