



## LEGISLATIVE ASSEMBLY

Select Committee on the Residential Tenancies  
Amendment (Prohibiting No Grounds Evictions) Bill 2024

17 September 2024

### MEDIA RELEASE

## A closer look at banning no grounds evictions

The Select Committee on the Residential Tenancies Amendment (Prohibiting No Grounds Evictions) Bill 2024 has tabled its report.

The Residential Tenancies Amendment (Prohibiting No Grounds Evictions) Bill 2024 ('the bill') was introduced in February 2024 by Ms Jenny Leong MP, Member for Newtown, who chaired the Committee.

The bill aims to end no grounds evictions for both fixed term and periodic leases by removing the right of a landlord to end a lease without a reason and specifying the grounds on which a lease may be terminated.

Tasked with looking into the provisions of the bill in May 2024, the Committee heard from a broad range of stakeholders with diverse views on eviction grounds, enforceability and possible unintended consequences. The Committee heard from rental advocates, tenancy services, housing and industry bodies, legal experts, real estate and property investor groups, and the NSW Government. It held two public hearings and sought public opinions through a survey. During the inquiry, the NSW Government announced it would introduce its own bill in September 2024 to ban no grounds evictions.

The Committee found that there was strong support amongst inquiry participants for the bill and recommended that the NSW Government urgently prohibit no grounds evictions. The Committee recommended that no grounds evictions be banned for both fixed term and periodic leases and that landlords be required to provide evidence to tenants when terminating a lease.

The Committee also recommended the NSW Government consider introducing measures to ensure compliance, including measures such as a temporary ban on reletting, an offence and penalty scheme and a register of landlords.

"Facing the threat of a no grounds eviction, renters can be reluctant to assert their rights. Additionally, landlords can use no grounds evictions to unfairly increase rents and bypass their obligations under the rental law to provide reasonable repairs," said Committee Chair, Ms Jenny Leong MP.

"We need to strengthen housing security for renters and address the imbalance of power between tenants and landlords. Having heard from a wide range of stakeholders about the impacts the current situation is having, it is clear that the reform to end no grounds evictions is a much needed reform and will not negatively impact rental supply."

"On behalf of the Committee, I thank everyone who made a submission, appeared as a witness at a hearing, or took the time to complete the survey. We hope the report can inform debate on the Government's bill and look forward to the implementation of these important reforms."

The report can be found on the inquiry webpage.

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