# **It’s time to Make Renting Fair in Canberra**

We, the undersigned organisations, support the Make Renting Fair Canberra campaign to amend the Residential Tenancies Act (1997) to provide greater fairness and balance.

More people are renting in the ACT and renting for longer. A growing number of people will retire as renters. It’s only fair that our laws ensure that these people can still enjoy decent homes: homes that are stable, affordable, and safe.

However:

* Renters can currently be evicted without reason, discouraging them from requesting repairs.
* Rental costs in Canberra for houses and units are the highest and second-highest in Australia, respectively. A lessor can issue a rental increase of any amount and it automatically takes effect unless the renter opposes the increase via ACAT.
* Rental properties are much more likely to get the lowest energy efficiency rating. This increases energy costs and harms the health of occupants.

Many marginalised groups are overrepresented in the rental sector, and these problems compound existing social inequities. This applies to people on low incomes, people with disabilities, and older Australians.

We call upon the ACT’s Attorney-General, Gordon Ramsay, to make renting fairer by amending the Residential Tenancies Act to:

* Abolish unfair evictions, while retaining the right for a lease to be terminated on prescribed grounds;
* Require a lessor to obtain prior ACAT approval for any rental increase greater than CPI; &
* Requiring rental properties to meet minimum standards for safety and energy efficiency, to be established in regulation.

As community organisations, we know that Canberra’s community is strongest when everyone has a home that is stable, affordable, and safe.

Signed:

















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