

Dear Colleagues,

Every year thousands of people seek assistance with disputes, difficulties and disadvantage they experience while renting their home. These issues often arise due to the structural inequity in our residential rental system.

However, there is an opportunity to make better fairer laws for renters in WA during the review of the Residential Tenancies Act, which is taking place in 2019/20.

I am writing to invite your organisation to become a supporter of the *Make Renting Fair Alliance*; a coalition of Western Australia's peak housing bodies and people who rent their home.

Organizations from across the community are invited to join the Make Renting Fair campaign because better, fairer laws for renters affect us all.

Once considered a transitional phase on the road to homeownership, the modern rental market is fast breaking this stereotype. Thanks to housing prices continuing to rise out of sync with incomes, there are now approximately 750,000 people living in rental properties across Western Australia.

As housing prices continue to rise, more vulnerable people – including those on low-incomes, students, migrants, people from culturally and linguistically diverse backgrounds, Aboriginal and Torres Strait Islanders, and those living with a disability or mental illness – depend on the rental market for their home, health and wellbeing.

But rental disputes, insecure housing, rental stress, unfair evictions, and unaddressed maintenance issues can have a significant impact on peoples' mental health, family and school life, productivity at work and their general wellbeing regardless of their income or social status.

We want to level the playing field by removing the structural inequality in the rental system to create opportunity for mutual benefit for landlords and renters.

By becoming a member of the Make Renting Fair Alliance, you will be contributing to once in a generation legal reform that will leave a lasting legacy of social justice for renters for many years to come.

How you can help:

1. Become an official *Make Renting Fair* supporter with your logo on our website and being part of media and public statements in support of our campaign
2. Engage your members/clients in the campaign by sending them a Make Renting Fair message
3. Liking and sharing our Facebook posts in your own networks
4. Partnering in events and campaign activities
5. A financial contribution to grow the campaign – we are hoping to raise \$20,000

Telephone Advice Line:

(08) 9221 0088 (Metropolitan)
1800 621 888 (Country Free Call)

Fax: (08) 62638590

2/18 Plain Street, East Perth WA 6004

www.tenancywa.org.au

I welcome the opportunity to meet with you to discuss the Make Renting Fair campaign strategy and how you could become involved in this significant law reform process.

Visit makerentingfairwa.org.au and like the Facebook page [@MakeRentingFairWA](https://www.facebook.com/MakeRentingFairWA) to find out more.

The Make Renting Fair Alliance has identified ten key issues of concern to renters that if addressed, would make renting much more fair. These changes are at the heart of the holistic reform we want to see made in the review of the Residential Tenancies Act.

1. End unfair evictions
Stop tenants being evicted without a valid reason. Introduce reasonable grounds for ending a tenancy.
2. Allow reasonable modifications
Renters should be allowed to make their house a home.
3. Create minimum standards
Housing should be fit for people to live in and not make you sick.
4. Stabilise rent increases
A mechanism to cap unfair rent increases.
5. Include boarders and lodgers
Extend legal protection to boarders and lodgers.
6. Allow Pets
Tenants shouldn't have to choose between a family member and a home.
7. Quick, fair and consistent dispute resolution
Introduce mediation and reported decisions for greater clarity.
8. Better deal for public housing tenants.
Remove provisions that discriminate against public housing tenants.
9. Increase access to Tenant Advocacy & Information
Make advocacy services & tenancy information available to all renters.
10. Climate change readiness
Government funding and incentives are needed to adapt existing rental housing stock to be resilient in extreme weather conditions caused by a changing climate

Yours sincerely,

Kate Davis on behalf of the Make Renting Fair Alliance

Tenancy WA, WACOSS, Shelter WA, Tenants Action Group WA