

8 August 2025

To all members of the House of Assembly,

Re: Support for comprehensive review of the Residential Tenancy Act 1997 (Tas)

Tasmanian renters are crying out for reform.

Over the last decade, significant rental reform has been introduced in Victoria, South Australia, the ACT, New South Wales, Western Australia and Queensland.

In August 2023, through National Cabinet, every State and Territory committed to implementing 'A Better Deal for Renters'. Every jurisdiction has taken steps to progress their commitments. In Tasmania, many of the promised reforms remain unrealised, including eliminating unfair grounds for eviction, limiting break lease fees and implementing standard application forms.

We are calling on all political parties and independent members of the House of Assembly to support a comprehensive review of the Residential Tenancy Act 1997 (Tas) ('the Act') as a matter of urgency.

As part of any negotiation to form Government, we are seeking your support for a comprehensive review of the Act that includes the following reforms:

- **Security of Tenure**
 - *Require genuine reasons for end of lease evictions*
- **Rent Controls**
 - *Limit the amount of the rent increase to CPI and/or a fixed percentage.*
- **Limit break lease fees**
 - *a maximum of 4 weeks' rent if less than 25 per cent of the fixed term has expired*
- **Standard Forms and Lease Agreements**
 - *Introduction of Standard Forms and Lease Agreements*
- **Pets**
 - *Allowed unless landlord has good reason for their exclusion and include 'assistance animal' in list of exceptions*
- **Sustainable Homes**
 - *Strengthen minimum standards and energy efficiency standards*
- **Minor Modifications**
 - *Allowed so that mobility aids, child safety gates, picture hooks and showerheads can be installed*
- **Stronger regulation of short-term accommodation sector**
 - *Entire properties that are not principal place of residence returned to long-term residential tenants*

Funding

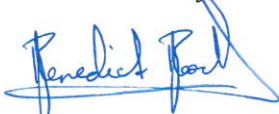
As well as a comprehensive review of the Act, we are also calling for increased funding to improve service delivery in North-West Tasmania. Over the last seven years, we have received \$75,600 to provide advice and representation in Tasmania's North and North-West. The only way we have been able to make it work is by running down our reserves.

In 2025-26, we will receive \$150,000 which will sustainably fund one lawyer and associated costs (travel, office, stationary etc) in Northern Tasmania. However, the funding is only being provided for 1 year and is not sufficient to meet demand in both the North and North-West of Tasmania.

To provide a sustainable statewide service we require an additional \$300,000 in baseline funding from 2026-27. This funding would ensure that we can employ a lawyer dedicated to Tasmania's North-West as well as providing security for our Launceston based lawyer who only has a funded position until 30 June 2026.

In summary, on behalf of Tasmania's 58,000 rental households, we ask that you advocate for a comprehensive review of the Act as a matter of urgency and increased funding for tenant advocacy services.

Yours sincerely,



Benedict Bartl

Principal Solicitor

Tenants' Union of Tasmania
