



## **Shelter SA & Real Estate Institute of South Australia**

### **Additional Submission to Residential Tenancies Act Review 2022**

Shelter SA is the peak body for housing in South Australia conducting housing research, policy work and systems advocacy. Shelter SA members include many of the major South Australian charities and not for profits who provide a range of human services, social housing and homelessness services to vulnerable citizens.

The Real Estate Institute of South Australia (REISA) represents the real estate industry and conducts research, policy work and advocacy.

Shelter SA and REISA have worked together during the review of the Residential Tenancies Act in 2022. We have reached agreement, in principle, on the majority of issues flagged for comment in the review Discussion Paper as outlined below, however, please refer to individual organisation submissions for more detail and additional policy positions as indicated\*.

Our organisations have worked collaboratively to assist Minister Andrea Michaels and her parliamentary colleagues to modernise South Australia's tenancy laws.

#### **Jointly Supported in Principle**

1. Longer fixed term tenancy agreements\*.
2. Increase the minimum notice period required prior to non-renewal of a fixed term tenancy agreement\*.
3. Residential bond limit should be increased from a minimum of \$250 rent per week to a higher amount that better reflects current median rents\*.
4. Residential bonds online system should be made mandatory to minimise unclaimed bonds.
5. Tenant education to improve understanding of bond claims and reduce unclaimed bonds\*.
6. Landlords and agents prohibited from conducting rent auctions or soliciting offers to pay rent above advertised price\*.
7. Rooming houses must be registered, police checked and working with vulnerable screening for owners and managers.
8. Legal rights and responsibilities of lodgers must be prescribed by legislation.
9. Further provision to protect against retaliatory evictions or rent increases.
10. Strengthen protections for victims of domestic violence who are renting including returning their portion of the bond in full if they leave the tenancy before it ends.

11. RTA to require landlords to provide tenants with a copy of any water bill the tenant is required to pay within 30 days of receiving the water bill.
12. Landlords undertake necessary remediation for illicit drug contamination\*.
13. Two rent payment methods must be provided for no cost to the tenant including one in person and one electronic method.

#### **Jointly Supported in Principle – Additional Issues**

1. Use of interest on residential tenancy bonds to support renting education.
2. Death of a tenant.
3. Abandoned property.

#### **Jointly Unsupported in Principle**

1. Alternative bond loan products.
2. Modernisation of language.

#### **Contacts**

Dr Alice Clark  
Executive Director  
Shelter SA  
[alice.clark@sheltersa.asn.au](mailto:alice.clark@sheltersa.asn.au)

Paul Edwards  
Legislation and Industry Adviser  
REISA  
[paul.edwards@reisa.com.au](mailto:paul.edwards@reisa.com.au)