



**TENANTS'
UNION**
OF NEW SOUTH WALES

Debts & rental bonds in public housing tenancies

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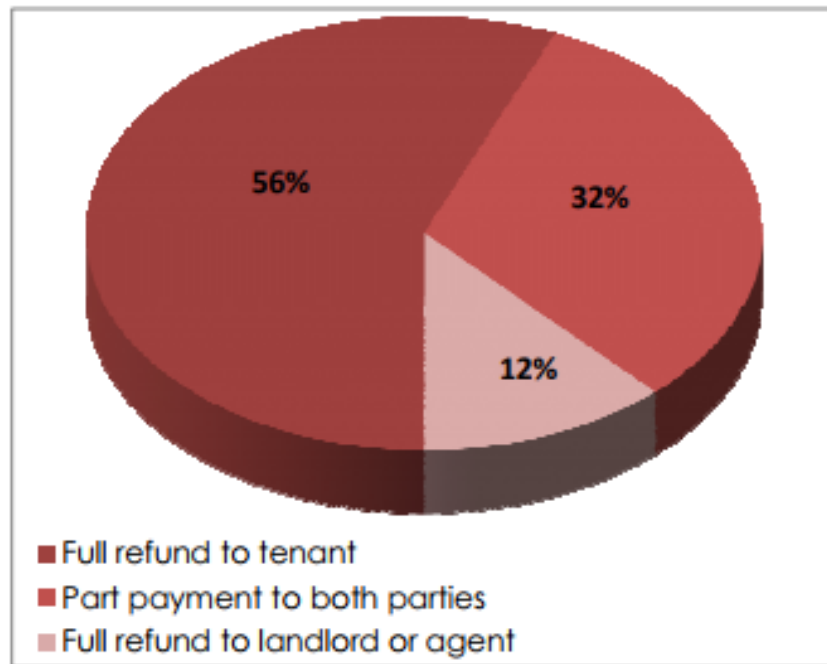
Basic elements of proposed Public Housing Rental Bond Scheme, 2016:

- All new tenants would be required to pay a bond
- Bond would be 4 weeks market rent, capped at \$1400
- Payment of bond could be done over a 24 month period, extension of an extra year for payment in certain circumstances

Future Directions for Social Housing

- Action 3.3: Safe Stable Communities:

“We will introduce public housing rental bonds for all new tenants through an approach that mirrors the private market rent bond scheme, **reinforcing tenant responsibility in regard to rent arrears and tenant damage, as well as helping to prepare them for transition to the private rental market.**”

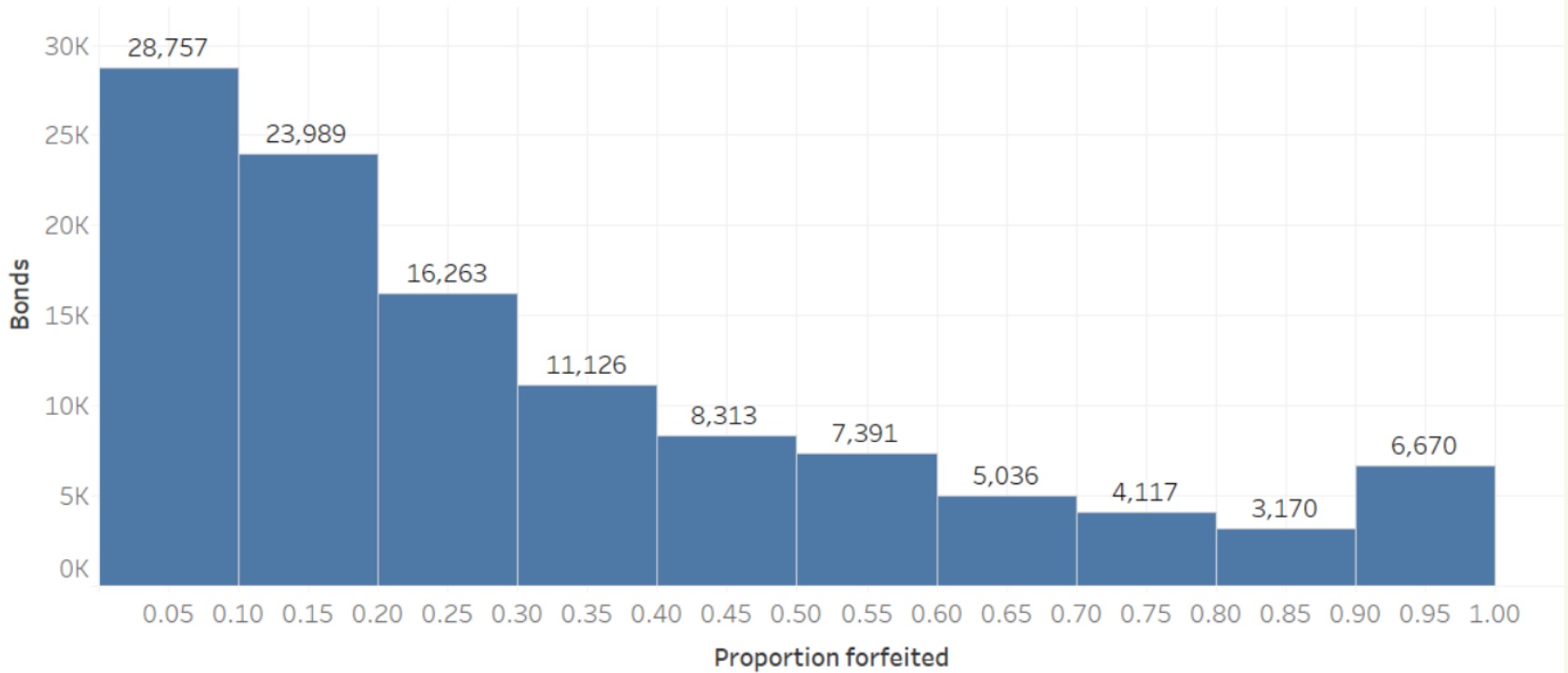


Bond refunds paid to tenants and landlords

Rental Bond Board Annual Report, 2016 – 2017

www.finance.nsw.gov.au/publication-and-resources/annual-reports

Distribution of partial claims



TU breakdown of data, 2016/2017 RBB Annual Report
Created by: Leo Patterson Ross

Introduction of rental bonds has potential to:

- Create a barrier to entering public housing system
- Dramatically increase risk that a tenancy will fail with increased evictions into homelessness

Problems relating to tenant 'property damage' debts

- Poor approach to raising and handling debts for former tenants
- Issues regarding processes in place to determine tenants' liability for cleaning and repairs.

Assisting and supporting tenants

- Prevention – support and information re importance of condition report and responsibility to report damage/repairs during tenancy
- Referral for assistance and advocacy at point at which liability applied and/or tenant becomes aware of liability

Tenants Advice and Advocacy Program

- www.tenants.org.au

Thank you