

RESIDENTIAL TENANCIES — NO-FAULT EVICTIONS

**838. Hon WILSON TUCKER to the Minister for Commerce:**

I note that WA, along with the Northern Territory, is the only state or territory that has not banned or is proposing to ban no-fault evictions for tenancy agreements. I also note the ACT Attorney General's recent comments —

“The bottom line is people deserve a home to live in and shouldn't be evicted without a legitimate reason. The ACT Government has committed to end no cause evictions to help address the power imbalance that currently exists between landlords and a tenant

- (1) What is the evidence or basis for the Cook government's position that banning no-fault evictions will disincentive investment in the housing market?
- (2) If any reports or evidence does exist, would the minister please table it?

**Hon SUE ELLERY replied:**

I thank the honourable member for some notice of the question.

- (1) The Cook government carefully considered whether no-fault evictions should be prohibited in Western Australia as part of reforms to the Residential Tenancies Act 1987 and decided that now is not the time to make this change to the legislation.

The impacts of the COVID-19 pandemic have reshaped housing markets across Australia, including tightening rental markets. During consultation, a number of key stakeholders expressed the concern that removing no-cause evictions may result in potential investors deciding not to invest in the rental market. In the context of the historically low rental vacancy rate, the government decided to act cautiously so that investors feel confident purchasing and managing their investment properties.

This decision was supported by the May 2023 release of the *Housing affordability in Western Australia 2023: Building for the future* report by the Bankwest Curtin Economics Centre, which warned that in the current market —

Reforms designed to aid tenants might have the opposite effect if supply were to contract even further.

The proposed reforms strike a balance by protecting the owner's investment property while improving the rights of tenants.

- (2) I table a copy of the Bankwest Curtin Economics Centre *Housing Affordability in Western Australia 2023* report.

[See paper [2440](#).]