

RESIDENTIAL TENANCIES — NO-FAULT EVICTIONS

890. Hon WILSON TUCKER to the Minister for Commerce:

I refer to my previous question without notice 838 regarding the government's decision not to implement a ban on no-fault evictions. The minister's response indicated the decision was supported by the *Housing affordability in Western Australia 2023: Building for the future* report. I note that the same report states —

Tenancy reform to improve security of tenure and enable renters to make a house feel more like a home ... is critical to establish a fair and stable sector and to support community wellbeing.

In the absence of a ban on no-fault evictions, what is the government doing to improve security of tenure?

Hon SUE ELLERY replied:

I thank the honourable member for some notice of the question. As announced in May 2023, the state government will improve security of tenure and make tenants feel more at home by amending the Residential Tenancies Act 1987 to limit rent increases to once every 12 months instead of six-monthly, as currently applies; ban rent bidding; allow tenants to make minor modifications to premises with the lessor's consent and limit the circumstances in which a lessor can refuse to consent; allow a tenant to keep pets with the consent of the lessor and limit the circumstances in which the landlord can refuse to consent; and empower the Commissioner for Consumer Protection to determine disputes over bond payments, disagreements about pets and minor modifications. In addition, as announced in the 2023–24 state budget, funding of \$4.5 million a year over the next two financial years will go to tenancy advocates and community groups to provide WA tenants with advice and support. The 35 per cent increase in funding will be distributed via the Tenant Advice and Education Service.