

# Media Release

**The Hon Marlene Kairouz MP**  
Minister for Consumer Affairs, Gaming  
and Liquor Regulation  
Minister for Local Government



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## NEW LAWS PASS PARLIAMENT TO MAKE RENTING FAIR

The Andrews Labor Government has passed new laws to make renting fair for all Victorians.

In the biggest change to the *Residential Tenancies Act* since it was implemented more than two decades ago, the Labor Government passed new laws that will strengthen renters' rights, better protect vulnerable tenants and enable people to turn the house they rent into a home.

More than one in four Victorians rent their home, a number that is increasing as it becomes more difficult for many Victorians to break into the housing market. They need and deserve better protection.

The new laws will ensure every rental home meets basic standards – with functioning stoves, heating and deadlocks. It will also require landlords to meet basic safety standards for gas, electricity and smoke alarms.

The new laws will also crack down on rental bidding, limit rent increases to once a year and cap bonds at four weeks rent.

Renters will be given the right to make minor modifications – such as nailing a hook on the wall or installing anchors to stop furniture falling on children – without first obtaining the landlords consent.

Protections for pet owners will be stronger, with residential rental providers only able to refuse the right of a tenant to have a pet by order of the Victorian Civil and Administrative Tribunal.

Rights of entry and photography when a rental property is being sold will be clarified, as will rules to deal with goods left by a renter at the end of a tenancy.

To make it quicker for renters to get their bond back, tenants will be able to apply for the release of bond without written consent from their landlord, who will have 14 days to raise a dispute before it is repaid automatically.

People will also be able to terminate rental agreements in situations of family violence. The change will ensure victims are not held liable for the debts of their abusers, implementing the Royal Commission into Family Violence's recommendation to better protect and support victims of family violence living in rental housing.

The new laws also give certainty to people in caravan and residential parks, providing access to compensation if their park closes.

### Quotes attributable to Minister for Consumer Affairs Marlene Kairouz

*"We said we'd make renting fair, and that's what we're delivering."*

*"These new laws are the biggest reforms to renting in Victoria's history and are about ensuring everyone who rents has a safe and secure home to call their own."*