

The background of the entire page is a repeating pattern of stylized house icons. The icons are in two colors: red and light blue. They vary in shape, including simple gabled roofs, houses with multiple windows, and houses with arched doorways. The pattern is dense and covers the entire page.

# Moving On

How do tenancies end in the  
rental market?



# Key Findings

## Who ended the tenancies?

Fewer tenants ended their tenancy 44% in 2024 down from 58% in 2022

Notice of termination by landlords was 44% in 2024 up from 34% in 2022

## Rental Bidding & Extra Bonds

Respondents who participated in rental bidding 20% up from 14% in 2022

Respondents who paid additional bonds 4%

Respondents who participated in both 8%

## Reasons for ending periodic agreements

- No reason given 10% (down from 45% in 2022)
- Property sold 40% (up from 18% in 2022)
- Renovations 30% (up from 0% in 2022)
- Family moving in 20% (down from 36% in 2022)

## Why Did Tenants End their Tenancies?

Fewer tenants ended their tenancies to rent a better house or live at a better location 13% in 2024 down from 25% in 2022

Rent increases attributed to the pandemic 73% in 2024 up from 23% in 2022

## Bonds

Tenants who received full bond refunds 60% (unchanged)

## Policy Recommendations

### Commonwealth Government

- Develop a national housing strategy to ensure that all Australians who are living on low incomes can access affordable, safe and secure homes. **IN PROGRESS**
- Invest more heavily in the growth of social housing to ensure that families locked out of the private rental market and home ownership can access a home. **IN PROGRESS**
- Fund more build to rent projects and include affordable rentals. **IN PROGRESS**
- Review Commonwealth Rent Assistance to ensure it is adequate and better targets those who require financial support.
- Raise the rate of JobSeeker to address growing poverty and homelessness.
- Adjust investor subsidies through capital gains tax and negative gearing and redirect revenue to fund social housing.
- Adopt a national framework for mandatory inclusionary zoning to include social housing.
- Immediately release land that is suitable for new housing supply.

### South Australian Government

- Continue to invest to increase the net supply of social housing. **IN PROGRESS**
- Explore alternative housing models for home ownership and renting, including modular construction. **IN PROGRESS**
- Establish a Residential Tenancies Commission and Commissioner.
- Conduct a public awareness campaign and drive to educate the public about tenancy tribunals, legal renting rights and responsibilities, standards and safety.
- Enable tenants to receive their bonds back in a timely and fair manner or create a bond transfer process so that tenants can easily transfer bonds to new tenancies.
- Develop and implement standard eviction protections. **IN PROGRESS**
- Remove no cause evictions, including non-renewal of leases without a breach, which are also no cause evictions, disallowing both unless tenancy agreements are breached and are assessable by the South Australian Civil and Administrative Tribunal. **IN PROGRESS**
- Progress systems that increase the rates of the acceptance of pets in private rentals and longer leases as standard practice. **IN PROGRESS**
- Include a clearer definition of what constitutes a reasonable state of cleanliness upon exit and delineating between damage and wear and tear, within legislation.
- Work towards a reduction in the number of bonds not refunded to tenants and continue to raise awareness about the high number of unclaimed bonds. **IN PROGRESS**
- Develop and apply uniform legislation to make rental bidding and extra bond payments illegal and provide associated education for landlords, property managers and tenants. **IN PROGRESS**
- In the event of future emergency moratoriums on rent increases and evictions provide greater clarity and direction to landlords and tenants about rent variations; and ensure rent relief schemes are available, accessible, and timely for tenants and owners.
- Explore the development of rental vouchers to bridge the gap between affordability for low income renters and social housing waiting list applicants.
- Explore how to incentivise owners of vacant residential properties to bring them back to the private rental market.
- Explore head leasing private rental properties to reserve them for those living with the greatest housing need.

## Introduction

Adequate shelter is a basic human right and having an affordable, safe, secure and appropriate place to call home is the foundation of achieving quality of life, the social determinants of health and one's full potential. Yet, there are nearly 300,000 Australians receiving homelessness services each year, many more with unmet needs for those services, thousands of people living with housing stress and approximately three million people living in poverty. This situation is unacceptable.

Home ownership is out of the financial reach of an increasing number of people and rental affordability, problematic before the arrival of Covid-19, has worsened considerably since 2020. Australian dwelling and rental prices have increased at a much greater rate than incomes. Median house prices have increased significantly in all cities, and most regions, since the mid-1990s, from around four times median incomes in the 1980s and early 1990s, to more than eight times today (and around ten times in Sydney)<sup>1</sup>. As indicated by the homeownership data from the 2021 Census, home ownership has declined from 70% in 2007 to 67% in 2021<sup>2</sup>. Fewer people with mortgages are achieving outright ownership before they retire plunging them into housing stress and the number of people who call private rental properties home is increasing.

Covid-19 and changes to the housing market impacted renters and property owners in various ways as well as the broader housing market. The cost of the HomeBuilder scheme was more than \$2.5 billion, stimulating an increase in new construction of almost a quarter of a million homes. There have been significant delays in housing completions caused by Covid-19, the shortage of building materials and labour with increased costs. Many building companies have gone into liquidation, exacerbating delays and costs.

The Federal Budget, released in October 2022, contained modest promises to increase the supply of social housing, with a large focus on affordable housing and some innovation including looking to institutional investment in affordable housing, the Housing Future Fund and a new housing supply council. Commonwealth Rent Assistance has received a small increase however it is insufficient to alleviate housing stress. There has not been an increase in JobSeeker or other income supports to alleviate the growing housing stress being experienced by private renters.

## Background

The number of Australians renting privately is on the rise and the number of people living in public housing or community housing is declining. In 1994-95 fewer than one in five adults were renting in the private rental market in Australia<sup>3</sup>. The Grattan Institute (2022) reported that one in four Australian households were living in the private rental market in 2011-12. Just six years later, in

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<sup>1</sup> Moloney, Joey, and Brendan Coates. "The Housing Game Has Changed – Millennials Have It Harder." Grattan Institute, June 17, 2022. <https://grattan.edu.au/news/the-housing-game-has-changed-millennials-have-it-harder/>.

<sup>2</sup> Moloney, Joey, and Brendan, 2022.

<sup>3</sup> Australian Institute of Health and Welfare, 2020, Home Ownership and Housing Tenure, <https://www.aihw.gov.au/reports/australias-welfare/home-ownership-and-housing-tenure>.

2018, of the 8.3 million households in Australia, about one-third (30.2%) were renters (2.6 million households)<sup>4</sup>.

The Grattan Institute also reported that people are renting for longer periods. More than half (57%) of all households renting in 2007-08 had been renting for more than five years, and a third (33%) were long-term renters who had rented for more than ten years<sup>5</sup>. Close to one million homes have been added to Australia's private rental stock over the past twenty years. The decline in public housing across the country has also seen the private rental market become the only option for households who cannot access social housing and are locked out of home ownership. The proportion of households living in social housing in Australia decreased from 4.8% in 2011 to 4.2%, in 2021<sup>6</sup>.

Over the past two decades, the number of low-income earners renting in the private rental market across Australia has more than doubled to about one million households. Renting has shifted from being a short, transitional experience for young people between moving out of their parents' home and becoming homeowners, to a permanent and lifelong form of residency. There must be fairness, affordability and accessibility in the private rental market, for all renters, but particularly low income renters, who face greater disadvantages in the market.

Australian Housing and Urban Research Institute (AHURI) research analyses the latest Census to reveal changes in the supply of private rental housing that is affordable and available to lower-income households (Q1 and Q2 households) over both the short term (2016–21) and the longer term (1996–2021)<sup>7</sup>. The research also provides an analysis of how COVID-19 policy and population responses temporarily altered the long-run structural trajectory of the private rental sector (PRS) in Australia.

In 2021, the Australian PRS housed more than 2.363 million households, a 17 percent increase of nearly 340,000 households since the 2016 Census. This growth has been greater than total household growth in each intercensal period since 1996.

Between 2016 and 2021 PRS growth was concentrated at mid-market levels; in dwellings renting from around \$300–\$530 per week (\$2021). This continues a major change trend first established in 2011, reinforcing the structural shift to a market concentration of dwellings renting at mid-to-higher levels.

The long-term shift in the national distribution of PRS household incomes reveals the growth of households with incomes at mid to high levels (\$1,246 a week and above). In 1996, these 'wealthier' households comprised 40 percent of all PRS households (or 489,000 households); in 2021, they comprised 64 percent (or 1,519,000 households), a 211 percent increase. In

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<sup>4</sup> Australian Institute of Health and Welfare, 2020.

<sup>5</sup> Shelter SA, 2020, What happens to your bond when you leave? Residential Tenancy Bonds – A Discussion Paper.

<sup>6</sup> Australian Institute of Health and Welfare, 2020.

<sup>7</sup> AHURI <https://www.ahuri.edu.au/research/final-reports/416>

comparison, the total number of PRS households increased by 91 percent between 1996 and 2021 (from 1,234,000 households to 2,362,000).

Over the same time frame, there has been a relatively constant total number of lower-income renters in the PRS; 508,000 households in 1996 and 488,000 in 2024. Nevertheless, there was a shortage of 348,000 affordable and available private rental homes for very-low-income (Q1) households in 2021 and, as a result, 82 percent of Q1 PRS households paid unaffordable rents.

The Moving On survey was established by Shelter SA in 2021 to shed light on why residential tenancies end and the effects of the pandemic. No existing, publicly available data source captures every eviction or the reasons why tenancies end within South Australia. Nearly half of all residential tenancy bonds are not returned or not fully returned to tenants and there are many short-term tenancies creating insecurity for renters (Shelter SA 2020). As house prices and rents rise amid a cost of living crisis, Adelaide has maintained its position as one of the most unaffordable cities for low income renters in Australia. Investigating ways to ameliorate the effects of the housing crisis is crucial to ensure that people and families have access to the basic human right to adequate shelter.

All rentals covered by residential tenancy laws are included in the Moving On survey but the great majority of respondents are describing private rental tenancies. The number and demographics of respondents to the survey do not represent a statistically significant sample of renters in South Australia however the results do reflect larger studies and provide insights into the circumstances under which South Australian tenancies have ended.

A lack of housing affordability and availability, unmet need for social housing and increasing homelessness form the backdrop of this report which presents the third cut of data from the Moving On survey of renters, landlords and property managers. There are some points of comparison between past survey results and the 2024 results. The survey will remain open to gather data over time and findings will be released periodically.

The Moving On survey and report support the advocacy undertaken by Shelter SA to improve rental legislation, policy and systems in South Australia, both at the State and Federal level<sup>8</sup>. The survey results and analysis of the data are the basis of a range of recommendations for governments regarding residential tenancy legislation, improved public education that could contribute to a fairer renting system and informed the 2022-23 review of the South Australian Residential Tenancies Act.

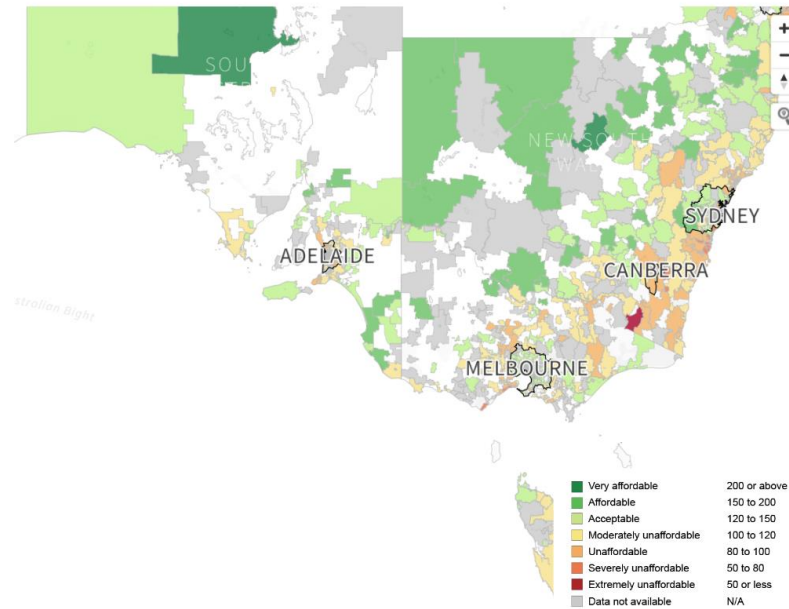


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<sup>8</sup> <https://www.sheltersa.asn.au/shelter-sa-submission-federal-inquiry-into-the-worsening-rental-crisis/>

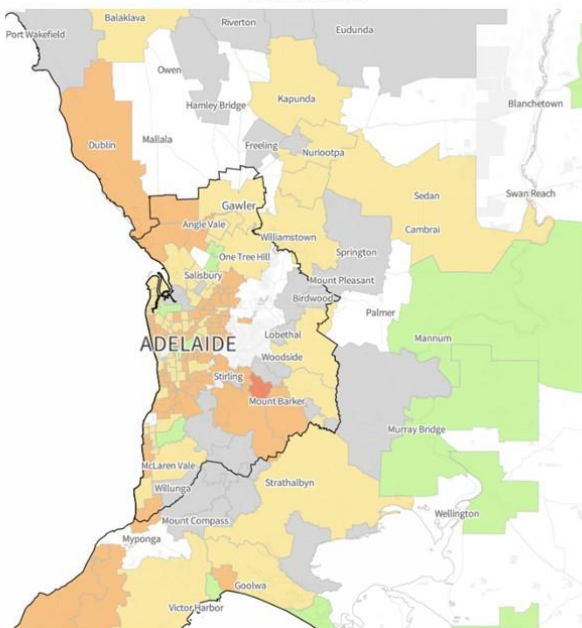
## Rental Affordability in Decline

Private rental housing has been unaffordable for low income renters for at least a decade, as evidenced by the National Rental Affordability Index<sup>9</sup>. The image below shows affordability for an average income household where the green cool colours represent affordability.

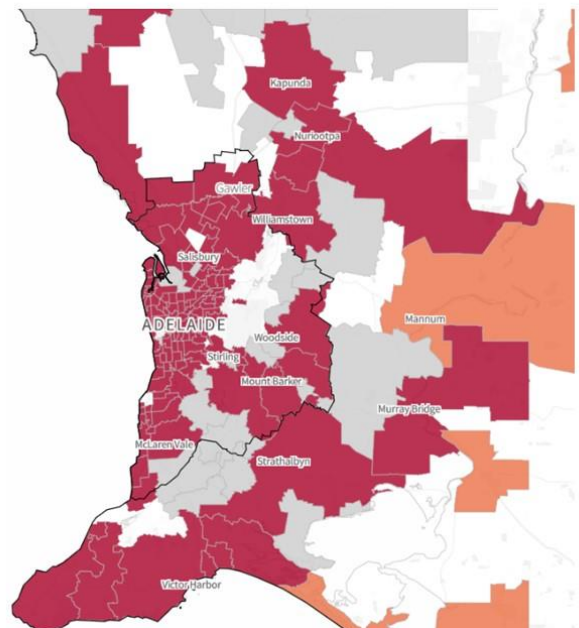


The image below compares average household income affordability to low income household affordability, where the yellow, red and orange colours on the map represent extremely and severely unaffordability.

### Annual Income \$87,000 – SA Average Income



### Annual Income \$30,000



<sup>9</sup> National Shelter, SGS Economics & Planning, Brotherhood of St Laurence, Beyond Bank, National Rental Affordability Index <https://sgsep.com.au/projects/rental-affordability-index>

## Rent Increases

Unfortunately, rents have steadily increased over the past twelve months and increases will continue in 2024<sup>10</sup>. South Australia has missed an opportunity to limit rent increases through the recent review of the Residential Tenancies Act.

2024 Dwelling Rents Forecast		
	Rents 2023 (actual) 12 months to 14 Nov 2023	Forecast 2024
Perth	\$656 +18.7%	+12% to +15%
Brisbane	\$635 +12.2%	+7% to +10%
Darwin	\$573 +3.9%	0% to +3%
Melbourne	\$595 +16.7%	+6% to +9%
Sydney	\$815 +16.8%	+7% to +10%
Adelaide	\$546 +12.3%	+4% to +7%
Hobart	\$497 -2.3%	-5% to -2%
Canberra	\$639 -1.1%	-6% to -2%
<b>Capital City average</b>	<b>\$690 +15.5%</b>	<b>+7% to +10%</b>

Source: Christopher's Housing Boom and Bust report 2024  
Released November 2023

Others<sup>11</sup> predict greater rental increases by suburb as follows: If the state's housing shortage continues driving up prices at the same rate this year as it did last year, renters in one area face a weekly increase of 53%. According to data by Suburbtrends, [those renting units in the statistical area of Seaford Rise–Moana, which incorporates Seaford Rise, Maslin Beach and Moana, face the greatest potential dollar value hike](#) and could be paying an extra 43 percent, or \$222 per week by the year's end. This change would take rents from today's \$520 to a forecast \$742 by December if weekly rents continue at the same rate as they did in 2023.

### Quarterly median weekly advertised rents - capital cities vs. regional



<sup>10</sup> Property Update <https://propertyupdate.com.au/rents-forecast-to-skyrocket-again-in-2024/>

<sup>11</sup> <https://www.adelaidenow.com.au/property/how-much-rents-could-increase-across-sa-this-year/news-story/6abff7eb9a1a6486a4d0770b6e1e2047>

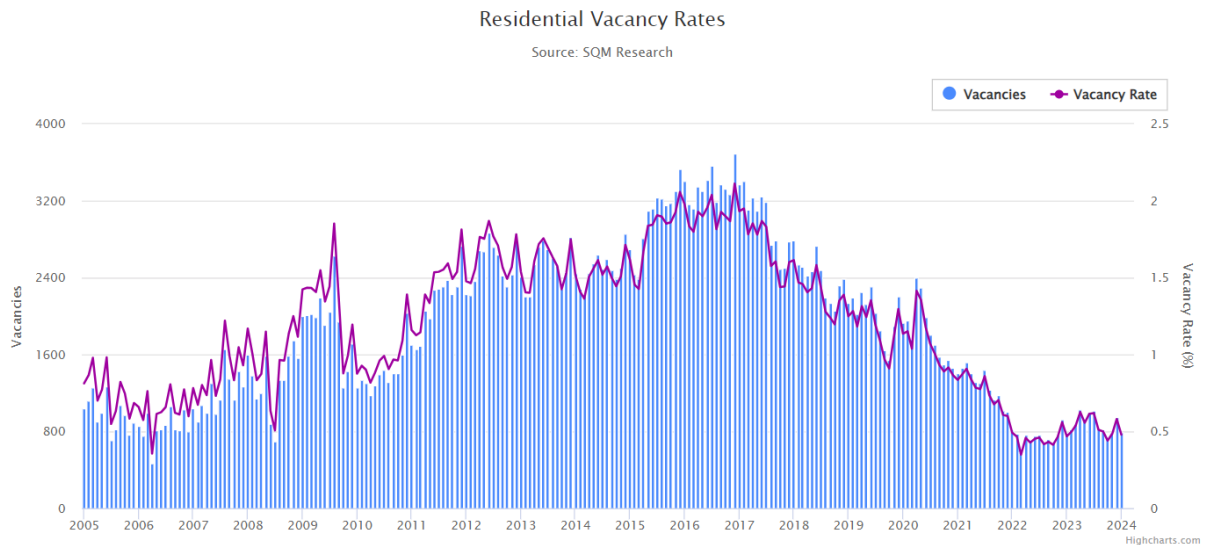


## Vacancy Rates

South Australia and Adelaide have had the lowest private rental vacancy rates in the nation over the last three years<sup>12</sup> adding another barrier for low income renters to overcome. Families who have been long term renters are resorting to staying in caravan parks and tents and sleeping in their cars.

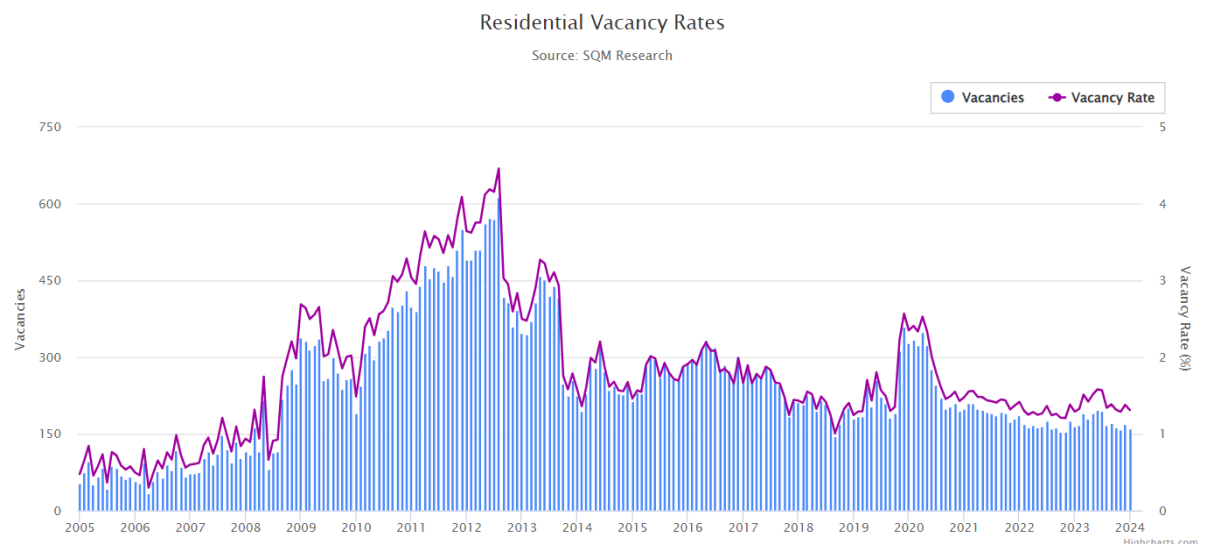
# RESIDENTIAL VACANCY RATES

## CITY: ADELAIDE



# RESIDENTIAL VACANCY RATES

## REGION: OUTER ADELAIDE



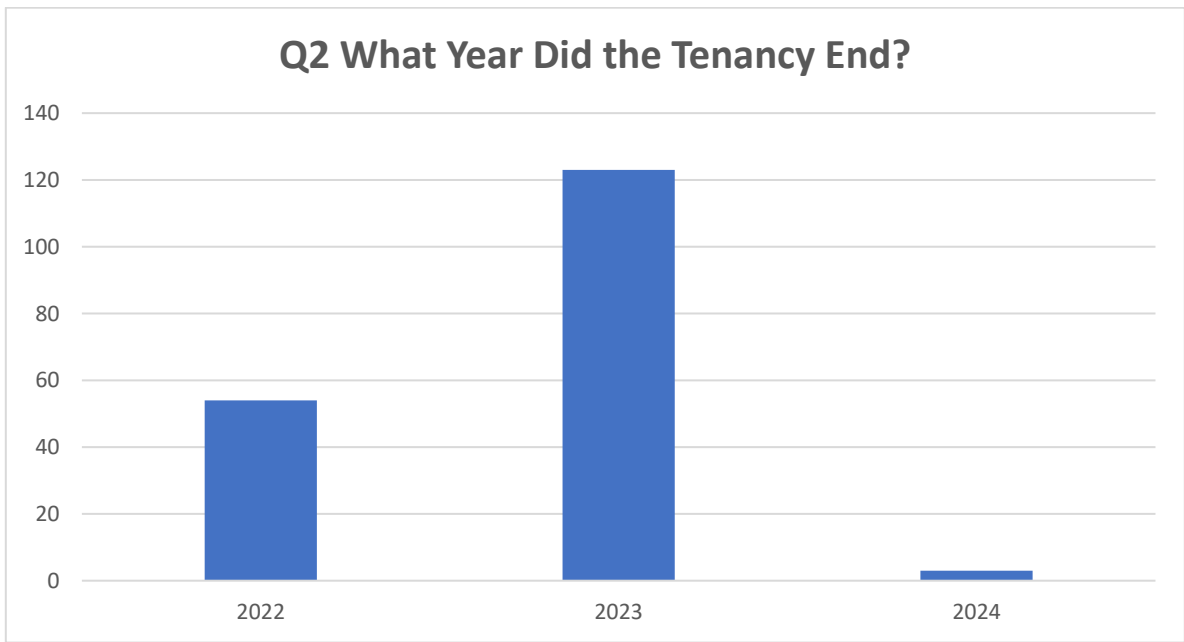
<sup>12</sup> SQM Research

[https://sqmresearch.com.au/graph\\_vacancy.php?sfx=&region=sa%3A%3AOuter+Adelaide&t=1](https://sqmresearch.com.au/graph_vacancy.php?sfx=&region=sa%3A%3AOuter+Adelaide&t=1)

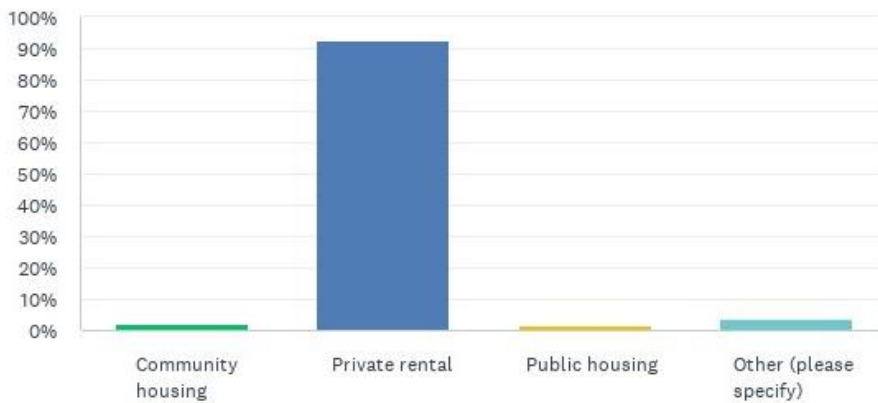
# 2024 RESULTS

Q1 What is the postcode of the rental property where the tenancy ended?

5039 5075 5045 5211 5038 5025 5037 5031 5070 5015 5108 5085 5072  
 5007 5082 5044 5253 5064 5000 5067 5251 5113  
 5158 5095 5043 5062 5086 5169 5162 5049 5114 5033 5008 5118 5032



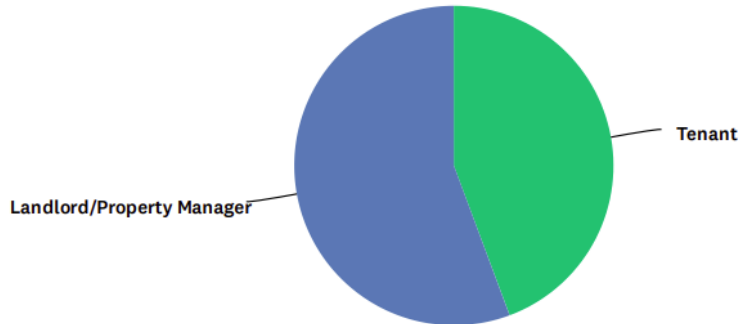
Q3 Was the property rented privately, community housing or public housing?



2024

### Q4 Who chose to end the tenancy?

Answered: 255 Skipped: 0

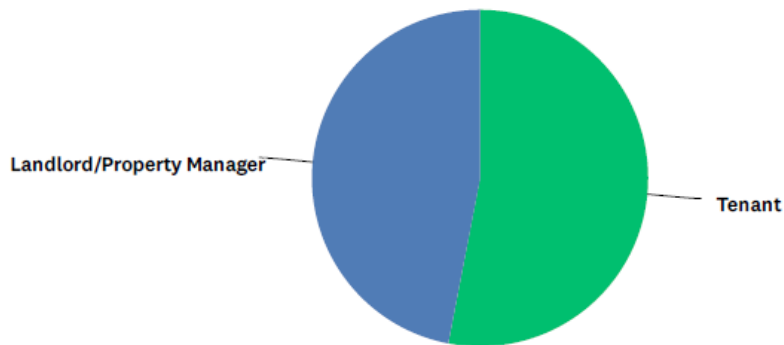


ANSWER CHOICES	RESPONSES	
Tenant	44.31%	113
Landlord/Property Manager	55.69%	142
TOTAL		255

### All Time

### Q4 Who chose to end the tenancy?

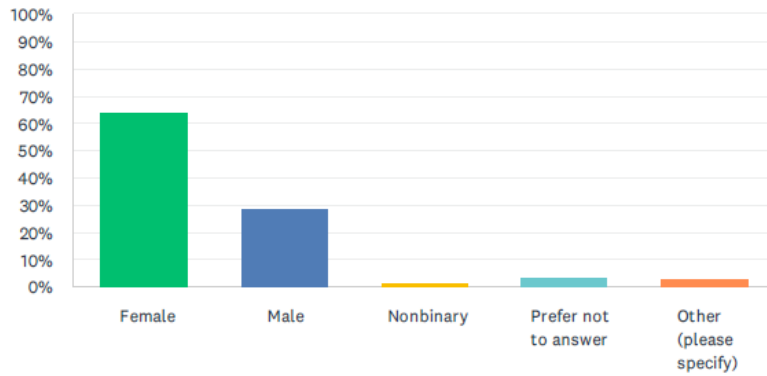
Answered: 905 Skipped: 0



ANSWER CHOICES	RESPONSES	
Tenant	53.04%	480
Landlord/Property Manager	46.96%	425
TOTAL		905

## Q6 Gender

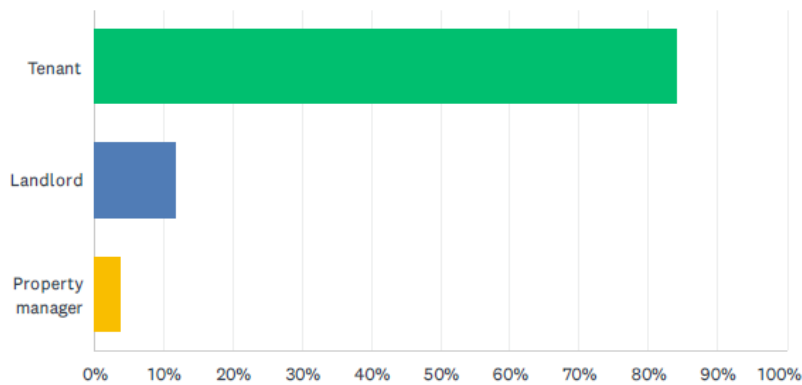
Answered: 213 Skipped: 42



ANSWER CHOICES	RESPONSES	
Female	64.32%	137
Male	28.17%	60
Nonbinary	1.41%	3
Prefer not to answer	3.29%	7
Other (please specify)	2.82%	6
TOTAL		213

## Q5 Were you the tenant, the landlord or the property manager?

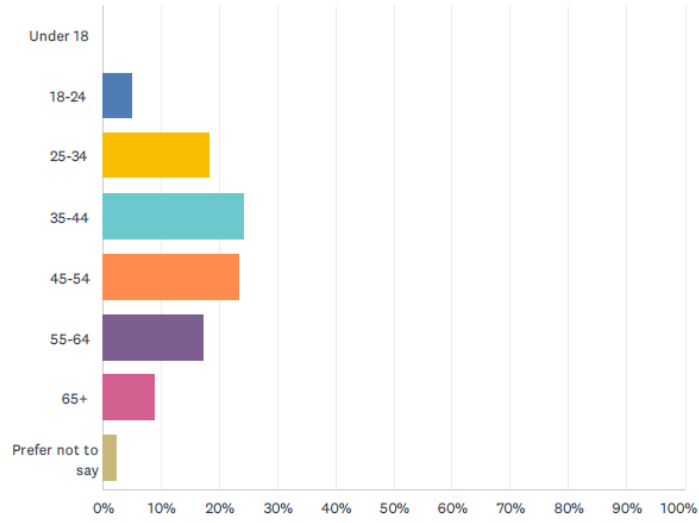
Answered: 255 Skipped: 0



ANSWER CHOICES	RESPONSES	
Tenant	84.31%	215
Landlord	11.76%	30
Property manager	3.92%	10
TOTAL		255

### Q7 Age range

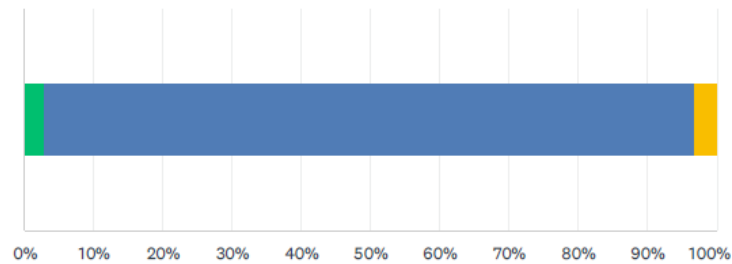
Answered: 213 Skipped: 42



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	5.16%	11
25-34	18.31%	39
35-44	24.41%	52
45-54	23.47%	50
55-64	17.37%	37
65+	8.92%	19
Prefer not to say	2.35%	5
<b>TOTAL</b>		<b>213</b>

### Q8 Do you identify as Aboriginal or Torres Strait Islander?

Answered: 213 Skipped: 42

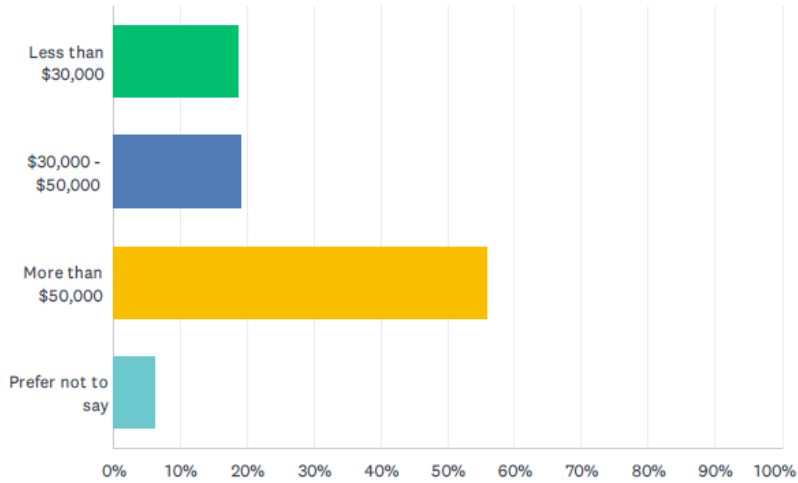


■ Yes
 ■ No
 ■ Prefer not t...

ANSWER CHOICES	RESPONSES	
Yes	2.82%	6
No	93.90%	200
Prefer not to say	3.29%	7
<b>TOTAL</b>		<b>213</b>

### Q10 What is your annual household income?

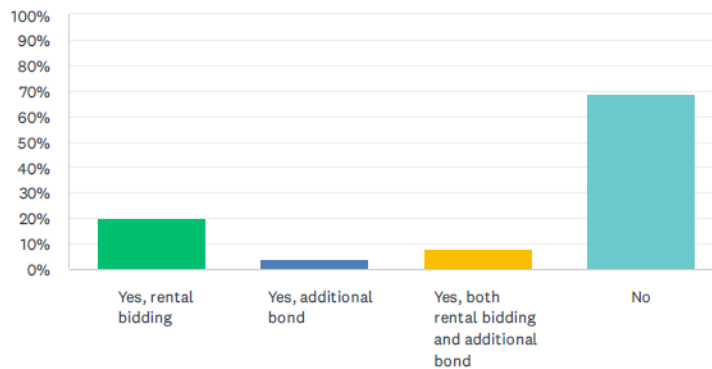
Answered: 213 Skipped: 42



ANSWER CHOICES	RESPONSES	
Less than \$30,000	18.78%	40
\$30,000 - \$50,000	19.25%	41
More than \$50,000	55.87%	119
Prefer not to say	6.10%	13
<b>TOTAL</b>		<b>213</b>

### Q12 Have you ever participated in rental bidding or paid an additional bond to secure a property (this can be about any property, not necessarily the one you have just moved out of)?

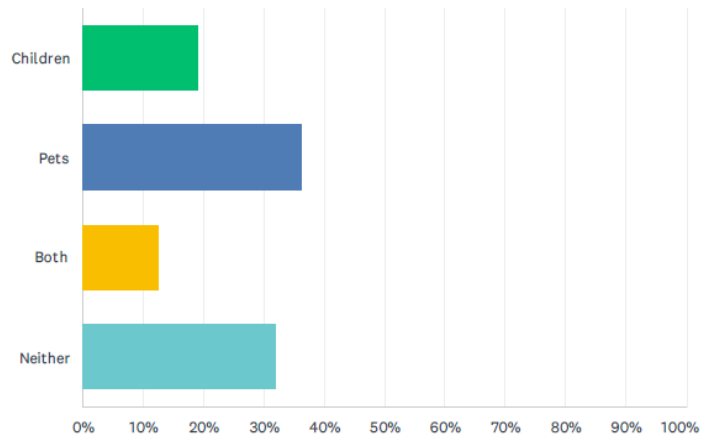
Answered: 213 Skipped: 42



ANSWER CHOICES	RESPONSES	
Yes, rental bidding	19.72%	42
Yes, additional bond	3.76%	8
Yes, both rental bidding and additional bond	7.51%	16
No	69.01%	147
<b>TOTAL</b>		<b>213</b>

### Q11 Were there children or pets living at the property?

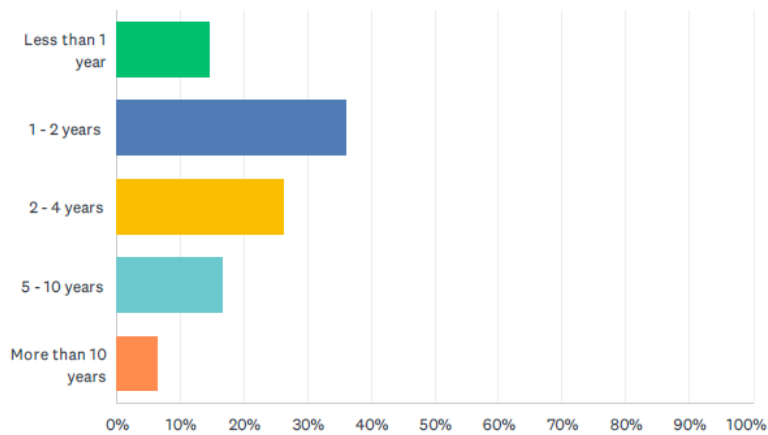
Answered: 213 Skipped: 42



ANSWER CHOICES	RESPONSES	
Children	19.25%	41
Pets	36.15%	77
Both	12.68%	27
Neither	31.92%	68
TOTAL		213

### Q13 How long did the tenant live in this property?

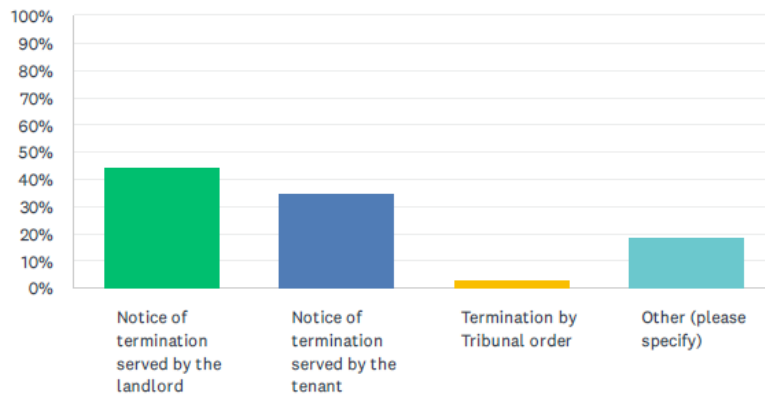
Answered: 252 Skipped: 3



ANSWER CHOICES	RESPONSES	
Less than 1 year	14.68%	37
1 - 2 years	36.11%	91
2 - 4 years	26.19%	66
5 - 10 years	16.67%	42
More than 10 years	6.35%	16
TOTAL		252

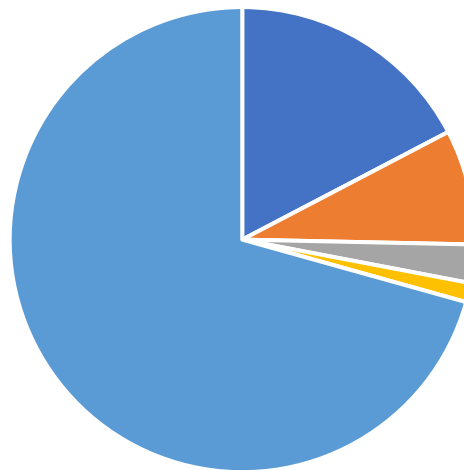
## Q14 How did the tenancy end?

Answered: 252 Skipped: 3



ANSWER CHOICES	RESPONSES	
Notice of termination served by the landlord	44.05%	111
Notice of termination served by the tenant	34.52%	87
Termination by Tribunal order	2.78%	7
Other (please specify)	18.65%	47
TOTAL		252

### Q14 How did the tenancy end? Other reasons open text responses



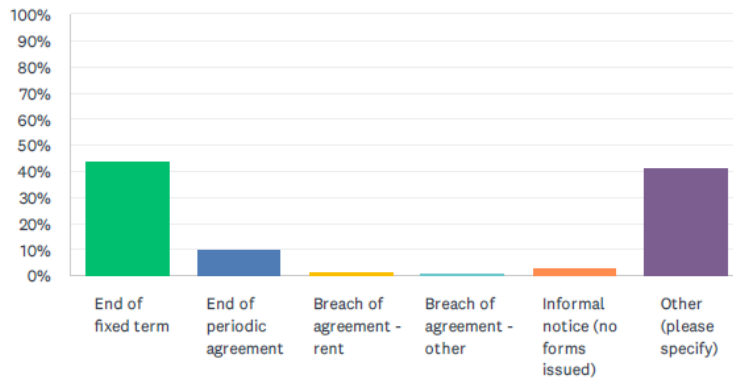
■ Property Sold ■ End of Lease ■ Major Renovations ■ Family Moving In ■ Other

There was no more than one response for each other reason including tenant absconding, non-payment of rent and unaddressed safety issues.



### Q15 Why was the notice of termination served by landlord?

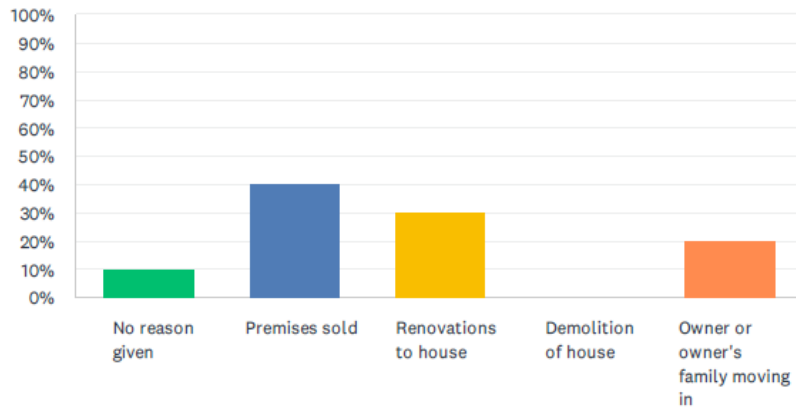
Answered: 110 Skipped: 145



ANSWER CHOICES	RESPONSES	
End of fixed term	43.64%	48
End of periodic agreement	10.00%	11
Breach of agreement - rent	1.82%	2
Breach of agreement - other	0.91%	1
Informal notice (no forms issued)	2.73%	3
Other (please specify)	40.91%	45
<b>TOTAL</b>		<b>110</b>

### Q16 What was the reason for ending the periodic agreement?

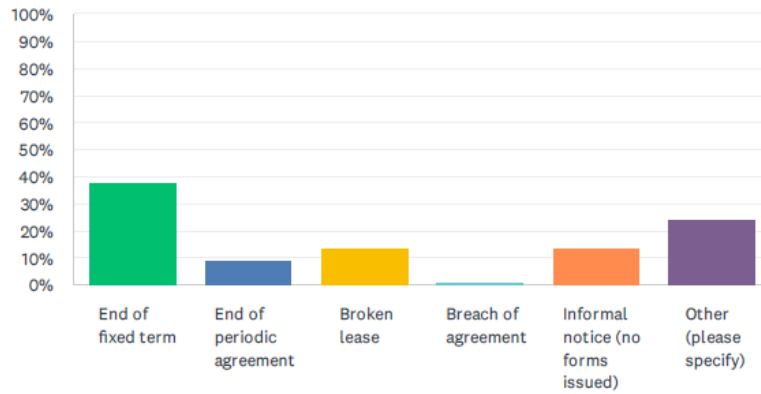
Answered: 10 Skipped: 245



ANSWER CHOICES	RESPONSES	
No reason given	10.00%	1
Premises sold	40.00%	4
Renovations to house	30.00%	3
Demolition of house	0.00%	0
Owner or owner's family moving in	20.00%	2
<b>TOTAL</b>		<b>10</b>

## Q17 Why was the notice of termination served by the tenant?

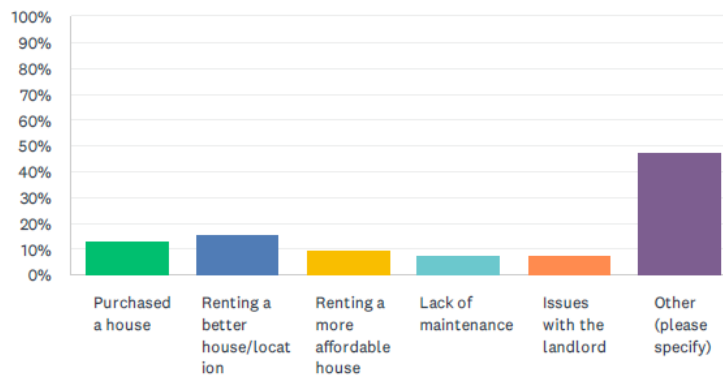
Answered: 87 Skipped: 168



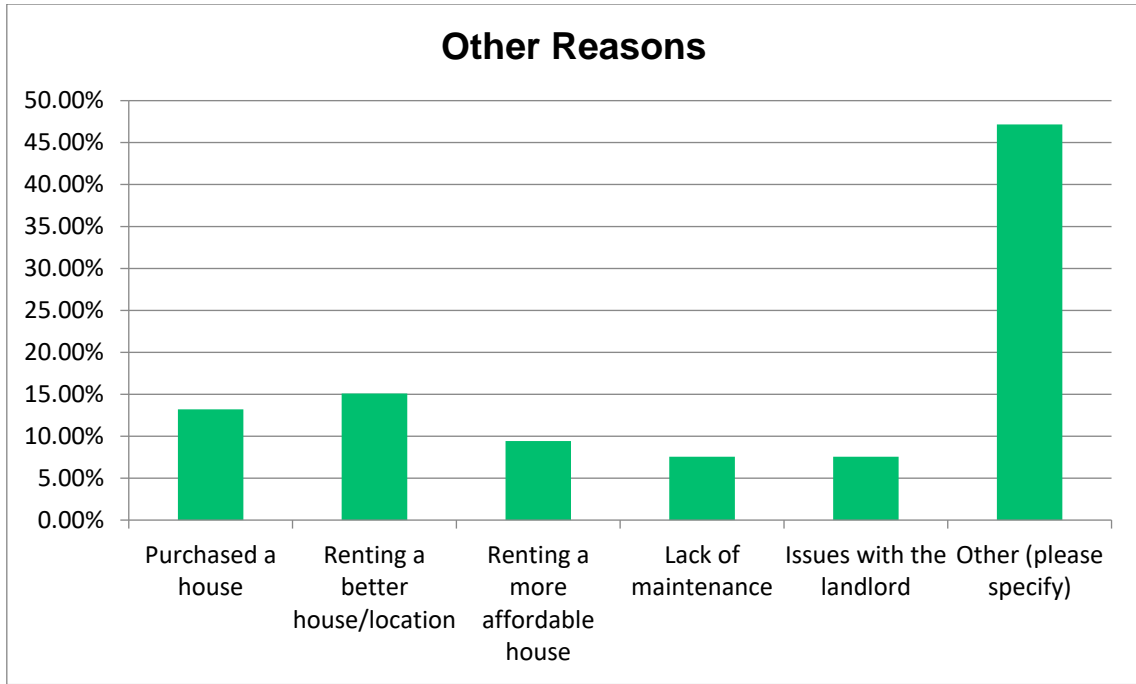
ANSWER CHOICES	RESPONSES	
End of fixed term	37.93%	33
End of periodic agreement	9.20%	8
Broken lease	13.79%	12
Breach of agreement	1.15%	1
Informal notice (no forms issued)	13.79%	12
Other (please specify)	24.14%	21
<b>TOTAL</b>		<b>87</b>

## Q18 What was the reason?

Answered: 53 Skipped: 202



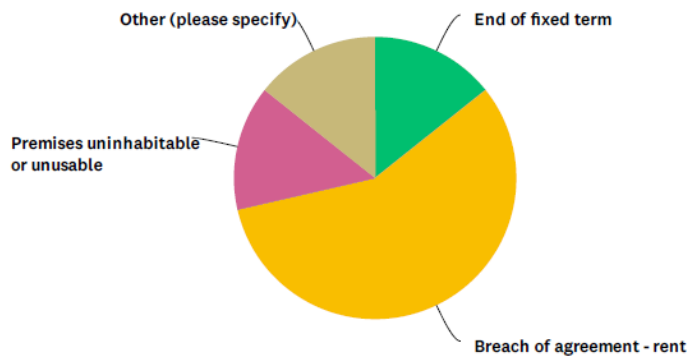
ANSWER CHOICES	RESPONSES	
Purchased a house	13.21%	7
Renting a better house/location	15.09%	8
Renting a more affordable house	9.43%	5
Lack of maintenance	7.55%	4
Issues with the landlord	7.55%	4
Other (please specify)	47.17%	25
<b>TOTAL</b>		<b>53</b>



Of the other reasons specified by respondents to the reasons why the tenancy ended, 10 respondents indicated rent increases and 8 because of maintenance issues.

### Q19 Why did the Tribunal order termination?

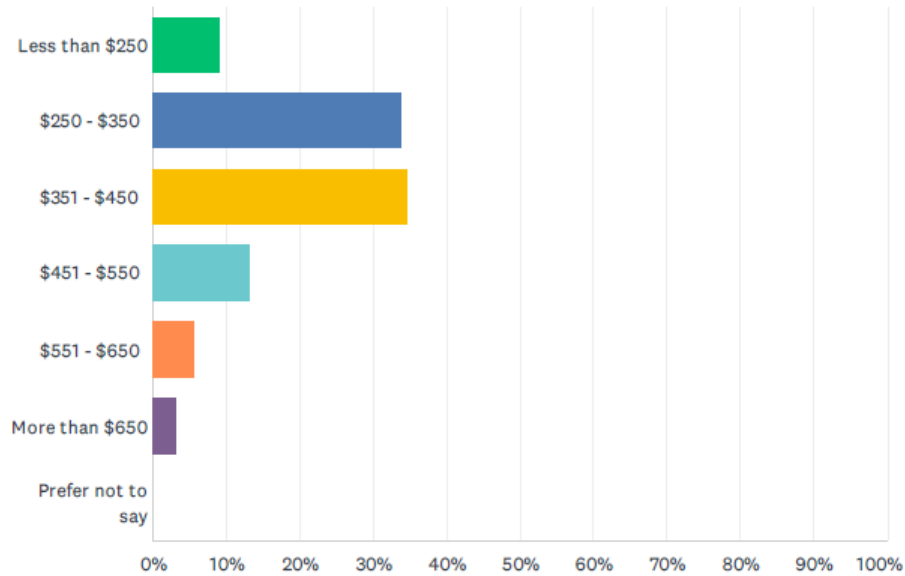
Answered: 7 Skipped: 248



ANSWER CHOICES	RESPONSES	
End of fixed term	14.29%	1
End of periodic agreement	0.00%	0
Breach of agreement - rent	57.14%	4
Breach of agreement - other	0.00%	0
Early termination - domestic violence	0.00%	0
Serious damage	0.00%	0
Premises uninhabitable or unusable	14.29%	1
Other (please specify)	14.29%	1
<b>TOTAL</b>		<b>7</b>

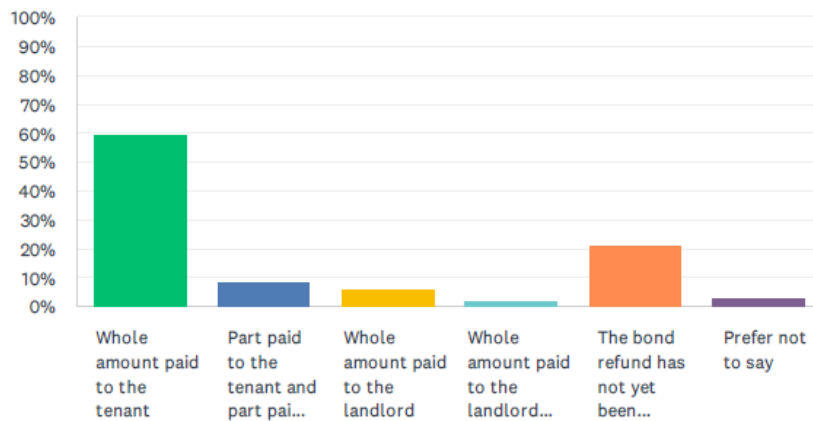
## Q20 What was the weekly rent at the end of the tenancy?

Answered: 248 Skipped: 7



## Q21 How was the bond refunded?

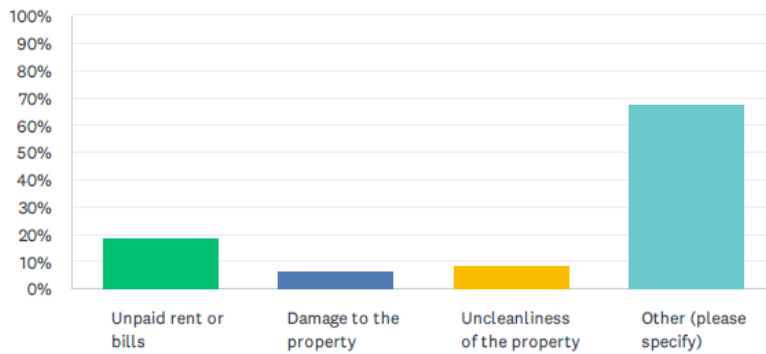
Answered: 248 Skipped: 7



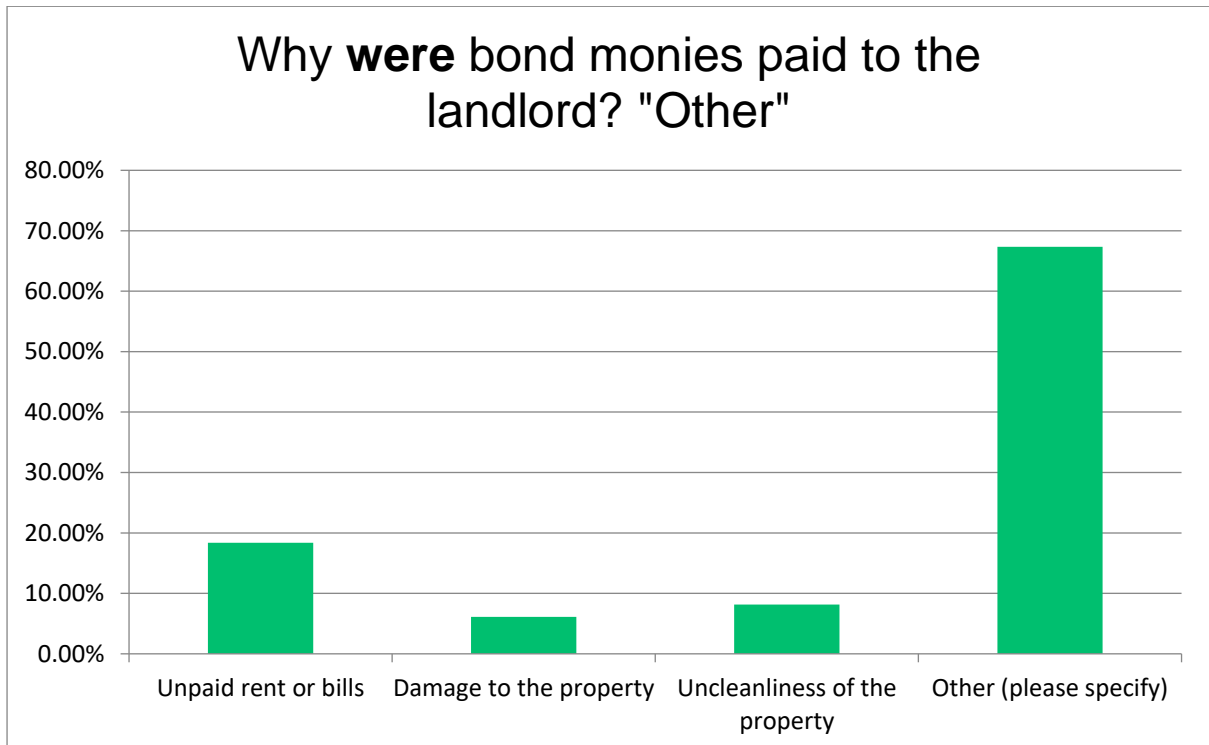
ANSWER CHOICES	RESPONSES	
Whole amount paid to the tenant	59.68%	148
Part paid to the tenant and part paid to the landlord	8.47%	21
Whole amount paid to the landlord	6.05%	15
Whole amount paid to the landlord and additional compensation ordered to be paid	2.02%	5
The bond refund has not yet been finalised	20.97%	52
Prefer not to say	2.82%	7
<b>TOTAL</b>		<b>248</b>

## Q22 Why were bond monies paid to the landlord?

Answered: 49 Skipped: 206

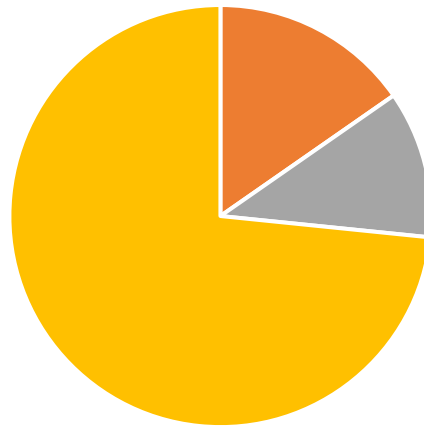


ANSWER CHOICES	RESPONSES	
Unpaid rent or bills	18.37%	9
Damage to the property	6.12%	3
Uncleanliness of the property	8.16%	4
Other (please specify)	67.35%	33
TOTAL		49



Of 33 respondents who indicated "other reasons", eleven indicated cleanliness was disputed and there were no themes present in the other open text answers.

### Q23 How the pandemic affected tenancies



■ Rent Increase ■ Low Vacancy Rate ■ Total

## Summary

There is no end in sight to the housing crisis affecting South Australian families. We simply cannot build new homes quickly enough to meet the great need for a place to call home, nor are promises of increased social housing supply adequate to meet current or future demand.

New AHURI research has revealed that more households with higher incomes are renting and the shortage of private rental homes that are affordable for very low income households has worsened. The research found that:

- In 2021, nearly one-quarter of all renting households were in the top income segments; up from only 8 percent in 1996
- 82 percent of very low income renting households are in housing affordability stress
- In 2021, the proportion of low rent dwellings comprised only 13 percent of private rental stock, shrinking from nearly 60 percent of stock in 1996.

The research, '[Affordable private rental supply and demand: short-term disruption \(2016–2021\) and longer-term structural change \(1996–2021\)](#)' analyses ABS Census data to reveal changes in the supply of private rental housing that is affordable and available to lower income households over both the short term (2016–2021) and the longer term (1996–2021).

Amongst 2024 Moving On survey respondents, it is no surprise that fewer tenants ended their tenancy in 2024, down from 58% in 2022 to 44% in 2024, due to low vacancy rates. It is disappointing to see that rental bidding increased from 14% to 20% but pleasing that no cause evictions decreased from 45% to 10%, with a corresponding increase in more than double the number of properties being sold as a reason for ending tenancies and a huge increase in renovations as a reason from 0 to 30%. Rent increases due to the pandemic tripled between 2022 and 2024 to 75%.

Shelter SA welcomes the recent modernisation of the South Australian Residential Tenancies Act<sup>13</sup> (see Attachment 1) and awaits the implementation of the improvements, however there is still a long way to go to achieve a greater balance of power between tenants and landlords, particularly limiting rent increases and introducing energy-efficient rental homes.

Modernising legislation does not guarantee that renters can access their legal rights. Very few renters access the South Australian Civil and Administrative Tribunal to dispute decisions that adversely affect them or breach their legal rights. There is still no funded peak body dedicated to renters to advocate for fairer systems, policies and laws that govern the legal rights of renters in South Australia, unlike all other Australian jurisdictions. There is a service to assist renters with information and advice in South Australia but it is not funded adequately to provide legal representation at Tribunal hearings or conduct systems advocacy. Nor are there any funded housing or homelessness peak bodies to conduct policy and legislative advocacy in South Australia. Amid a housing crisis, this situation further disadvantages vulnerable citizens who are not able to advocate for themselves. Shelter SA acknowledges its member organisations for their ongoing support to enable our advocacy to continue and provide essential services to the South Australian community.

**Contact:** Dr Alice Clark, Executive Director, Shelter SA, [alice.clark@sheltersa.asnau](mailto:alice.clark@sheltersa.asnau) 0425 0606 49



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<sup>13</sup> Consumer and Business Services <https://www.cbs.sa.gov.au/campaigns/review-of-sas-renting-laws>

# SA Rental Reform Update

FACT SHEET

**South Australian tenants will soon be better protected by changes to rental laws. A phased introduction of the initiatives will commence on 1 March 2024.**

## What's Changing?

Rental reforms that don't require significant adjustments to industry or community practices will commence on 1 March 2024. These include:

- Ensuring rent **can't be increased more than once within 12 months** even when mutually agreed during the lease
- **Creating penalties** for existing offences including:
  - requiring prospective tenants to be notified if the premises is for sale and
  - existing tenants to be given 14 days' notice when a property is to be sold
- **Tougher penalties** for all offences including:
  - charging excessive rent or rent in advance
  - discriminating against tenants with children
  - keeping inadequate records of payments
  - interfering with tenants' privacy that amounts to harassment
  - incorrectly listing a tenants' history on a tenant database ('black list')
  - not lodging a bond
  - entering into an agreement to evade the operation of the *Residential Tenancies Act 1995*
  - all residential parks offences
- Clarifying that landlords can't unreasonably refuse tenants **sub-letting rental properties** and may only seek reasonable expenses arising from the sub-letting of rental properties.

These changes follow last year's priorities that limited most rental bonds to 4-weeks' rent (previously 6 weeks), banned rent bidding and protected tenant information.

Remaining reforms will commence later in 2024. These include:

- requiring **prescribed grounds to terminate or not renew a tenancy**
- **extending the notice period** to end a tenancy from 28 days to 60 days
- allowing tenants to have **pets in rental homes with reasonable conditions**
- **protecting prospective tenants' information**
- ensuring rental properties comply with the **minimum housing standards**
- providing additional **support for victims of domestic violence**
- limiting the number of **routine inspections** per year
- allowing **minor alterations or safety modifications** to premises (to be removed at end of tenancy)
- enabling **bond lodgements directly by tenants** via the online (RBO) system
- phasing in the need for replacement fixtures to meet **energy and water saving standards**
- more protections for renters living in **rooming houses**.



Government of South Australia

## Further information

More details on these initiatives can be read on the Consumer and Business Services website.