

Renters Rights Reforms

Tasmania has some of the weakest tenant protections in the country. Renters are vulnerable to unlimited rent increases, can be evicted without cause when their lease expires, and don't even have the right to own a pet. The Greens will fight to give Tasmanian renters real rights.

Stopping Unreasonable Rent Increases

In the last five years the weighted median weekly rent in Tasmania has increased from \$356 to \$469.¹ Rents have increased in the south from \$413 to \$505, \$317 to \$445 in the north, and \$267 to \$382 in the northwest.²

Tasmanian law currently allows for the appeal of rent increases on the grounds of unreasonableness.³ However, there are significant limitations. The burden is on tenants to prove a rent increase is unreasonable, and this applies to the rent increase only - not whether the resulting rent is unreasonable.⁴

The ACT's rent controls, in contrast, set a threshold (CPI + CPI/10) over which the onus is on landlords to prove the rent is reasonable.

We will move for rent control laws modelled on the provisions in the ACT's *Residential Tenancy Act 1997*.

Ending No-Cause Evictions

Under Tasmania's current laws, tenants can be evicted solely on the grounds that their lease has expired.⁵

Not only does this fail to provide natural justice, it also provides landlords with cover to evict renters for exercising their legal rights or to otherwise discriminate against tenants.

Abolishing no-cause evictions would not prevent the non-renewal of the lease for legitimate reasons, including intent to sell the property, use it for another purpose, or for non-compliance with lease conditions.

We will fight to remove provisions allowing tenants to be evicted solely on grounds of lease expiration.

Right to Own Pets

People are sometimes forced to give up their much-loved pets to secure a tenancy. Current laws allow for the automatic exclusion of pets in tenancy agreements.⁶

The only exemption is for guide dogs,⁷ which has forced tenants with other assistance animals to try to pursue their rights under the *Disability Discrimination Act 1992*.⁸

In 2017, Victoria passed laws to remove clauses that automatically exclude pets from leases.⁹ These laws require a tenant to lodge a request for a pet with a landlord, who then

¹ Tenants' Union of Tasmania, [Tasmanian Rents](#), March 2025.

² Ibid.

³ Tasmanian Government, [Residential Tenancy Act 1997](#), section 23.

⁴ Magistrates Court of Tasmania, *Muddyman v Nest Property*, 2021.

⁵ Tasmanian Government, [Residential Tenancy Act 1997](#), Section 11.

⁶ Tasmanian Government, [Residential Tenancy Act 1997](#), Section 64B.

⁷ Ibid.

⁸ Tenants Union of Tasmania, [Our 7 Asks for the 2018 Tasmanian State Election](#), 2018.

⁹ Hair, J, [Victorian tenants given right to have a pet under sweeping changes to rental laws](#), ABC News, 2017.

must apply to the *Victorian Civil and Administrative Tribunal* for an order to refuse permission – this can only be done if the landlord has a good reason.¹⁰

We will move to make it unlawful to prohibit assistance animals in rental properties, and only allow for pets to be refused when the landlord has a reasonable reason.

Minor Modifications

Tasmanian law currently does not allow any alteration or addition without written consent from the landlord, no matter how minor.¹¹

Renters with a disability, or who are older, can require mobility aids or ramps. Modifications may also be required for security purposes.

Other jurisdictions set out circumstances where modifications can be made without permission, and circumstances where a landlord cannot unreasonably refuse.¹²

Victoria allows renters to install locks on letterboxes, or wireless doorbells without permission, and requires that landlords don't refuse requests to install a vegetable garden, flyscreens, or picture hooks unless they have reasonable reasons for the refusal.¹³

We will fight for amendments requiring that landlords cannot unreasonably refuse requests for making minor modifications.

Standard Forms and Agreements

The Tenants Union of Tasmania has identified that the current leases and application forms

contain a range of provisions that are unlawful or unreasonable.

Despite being unlawful and unenforceable, would-be tenants too often comply with these conditions because they aren't informed about their rights, or renters fear being evicted and not finding a home.

Other than the Northern Territory, Tasmania is currently the only Australian jurisdiction without a standard tenancy agreement.¹⁴

Implementing standard forms and agreements will increase the likelihood of agreements being legally compliant and provide a valuable reference point for tenants.

We will fight for standard forms and tenancy agreements.

Energy efficiency standards

Victorian energy efficiency standards apply to the replacement of any appliance, fitting or fixture that uses water, electricity or gas.

These standards are reasonable, and in most cases are a 3-star rating under the WELS scheme for water appliances and a 2-star rating under the AS/NZS standards for electrical appliances for heating. There also exist a range of exemptions, including if circumstances make it cost prohibitive.

We will move to introduce the Victorian energy efficiency standards, to ensure appliances are replaced with minimum standard efficiency when they reach end-of-life.

FIND ALL OUR POLICIES: tasgreensmps.org/policy/

¹⁰ Consumer Affairs Victoria, [Pets in rental properties](#), n.d.

¹¹ Tenants Union Tasmania, [State Election Asks 2024](#), 2024.

¹² Ibid.

¹³ Consumer Affairs Victoria, [Renters making changes to the property](#), 2024.

¹⁴ Tenants Union of Tasmania, [Our 7 Asks for the 2018 Tasmanian State Election](#), 2018.