

From: [REDACTED]
 To: [Community Support and Services Committee](mailto:Community.Support.and.Services.Committee)
 Subject: Fwd: Proposed laws to residential tenancies in Queensland - Rental reform
 Date: Thursday, 1 July 2021 12:08:48 AM

CSSC
 Dear Sir/Madam,
 Please confirm receipt of my submissions seen below
 I also posted them to you
 Thank you
 From
 ALEXANDRA DAPONTES
 LANDLORD
 Member Property owners association of QLD
 [REDACTED]
 phone [REDACTED]

----- Forwarded message -----
 From: **Alexandra Dapontes** [REDACTED]
 Date: Thu, 24 Jun 2021 at 21:23
 Subject: Proposed laws to residential tenancies in Queensland - Rental reform
 To: <CSSC@parliament.qld.gov.au>
 Cc: ALEX DAPONTES [REDACTED] <CSSC@parliament.qld.gov.au>

24/6/2021

Members and others,
Community Support and Services Committee.

Dear Members and others
 I have been a landlord for some 20 plus years .
 Please provide this to the person's deciding the new proposed laws.
 I object to the new proposed laws to residential tenancies laws in Queensland are oppressive, biased and unfair to landlords.

- ensuring all parties have appropriate approved reasons for all parties to end a tenancy -

This is unfair. Landlords own the house and if he fixed term has expired the landlord should have the rights to end he lease without having to jump hoops. Landlords are not criminals but these new proposed laws are treating landlords like criminals. It's the landlords home after all. The landlords, who are mum and dad lessors, suffer to try to set up a future life for themselves and their children and struggle to pay huge upgoing mortgage home loans, council rates, land tax,taxes, water bills, repairs and maintenance bills, insurance etc. This gets worse when a bad tenant drives the landlord crazy by damaging the house and then making the poor landlord spend unnecessary money fixing the damages caused by tenants. Landlords would be able to get tenants to leave at the end of a fixed term lease with out having to explain why and jump hoops and stress out . These types of situations cause marriage problems and extreme anxiety for landlords. If the tenant is a good tenant then the landlord will review the lease anyway so good tenants have nothing to fear.This law is oppressive , bias and unfair . They should make it criminal if tenants dont pay the rent or water and if they damage the rental premises like they do in hotels.This proposed law should be dismissed.

- prescribing Minimum Housing Standards

Again this is oppressive , biased and unfair. Landlords should not be treated with criminal penalties . This is oppressive, biased and unfair. Bad malicious tenants can make damages to the rental premises houses, i.e. break door locks and then get the landlords prosecuted. I don't see why you need to penalise and hreaten the poor hard working landlords with prosecutions criminal penalties if the doors don't lock for eg. The current laws (section 214 of *Residential Tenancies and Rooming Accommodation Act 2008*)already covers this, so this proposed law should be dropped.The current tenancy laws allows the tenants to spend 2 weeks rent to make emergency repairs which a broken front door lock would be. Therefore the current tenancy laws are adequate.I ask the tenants get charged criminally if they don't pay rent or water bills or damages the rental premises.

Furthermore, local laws, council law already cover this area if the house is not fit to live in so its a double up on council laws. etc.This proposed law should be dismissed.

- options for people experiencing domestic and family violence to end a tenancy

I don't entirely disagree with this but the proposed law should say he tenants must give the landlord a copy of the domestic violence protection order . I don't agree that tenants can give 7 days no ice and break the lease because the offender in the DV matter should leave the house via a ouster order made by the Magistrates Courts and he DV protection order already says he offender cannot go near the aggrieved victims so this is once again already covered in the another law (*Queensland Domestic & Family Violence Protection Act 2012.*) This proposed law should be dismissed.

- frameworks for all parties to negotiate renting with pets.

I am an extreme animal lover and lets my tenant have pets in the house. But I think the landlords should have an option kof where or not they allow pets in the house. Some pet owners are irresponsible .I had one tenant's dog chew up the rental premises bathroom vanity which had to be replaced. Other tenants let their pet do urine and faeces inside the rental premises causing major damages to he house and flooring. The smell was very bad too.The landlord should have the option to allow pets. Otherwise tennat should be made to have pets insurance to cover any damages.

From
 ALEXANDRA
 LANDLORD.