
From: Michael Mangelakis [REDACTED]
Sent: Wednesday, 7 July 2021 5:07 PM
To: Community Support and Services Committee
Subject: Proposed Bill Submitted in Parliament 18th June 2021 for Changes to - The Residential Tenancies & Rooming Accommodation Act

Dear Sir/Madam,

I am writing this email to voice my concern and frustration over these proposed changes.

My name is Michael Mangelakis and I have been in the real estate industry for 28 years now. I am the business owner and director of a real estate business in the inner parts of Brisbane which has a rental portfolio attached with it.

Why am I writing, my business has housed over 4800 tenants in the past 15 years alone. Most have enjoyed their time with us, worked with us and most understand that owners have the right to sell their property, ask tenants to leave so they can reoccupy or renovate and be asked to leave on grounds they have breached the terms of their tenancy. It is simple break the rules set out and you will be asked to leave. I have for a long time now witnessed and worked under what is already a one side tenancy act. The bill proposed will make it worse than ever before leaving us agents or property owners open to be attacked, verbally abused or be ridiculed in the public arena, all because we are doing our job as appointed agents or because property owners want something to go their way.

For this government, to bring in changes they really needed to walk in our shoes, see what we see, deal with what we deal with and in fact I invite the minister for housing to accompany me for 2 weeks while I do my work so the minister can see the other side. You may say we have the RTA, but the RTA has a mentality of we get paid to give out the information, enforce the tenancy act and sit back to collect our pay. In my professional opinion and experiences of 28 years the RTA is a waste of money and this department should be closed down and all disputes or tenancy matters dealt with by the Office of Fair Trading.

To fully comprehend why I have taken a little time to voice up and submit a submission, well let me put it you this way. I am a loser, I lose the battle every day, I get spat on, physically abused, verbally abused, have my car vandalized, my name ridiculed, my staff abused, my life threatened, my family threatened and so many other things that have happened in 28 years, just for doing my job, taking a firm stance as the property owner representative, following all tenancy laws, that is all hard and now it is going to get worse. Sure, I understand tenants have to be protected, not allowed to be taken of and properties to be safe but at the end of the day it's the tenant who do the following;

- Make changes to their tenancy situation without consent
- Make changes to the property without consent and cause major damage
- Make no effort to pay rent on time and in some cases not at all until you breach them
- Make no effort to report minor maintenance which in the end becomes something major
- Make no attempt to work within the rules of their lease and work with the agent or landlord
- Make threats of violence, verbally and mentally abuse property agents, their staff or landlords

The list is too big and will take days to add to this email. But all I can say is keep giving tenants more rights than agents, or property owners and it will get ugly. Someone might end up being stabbed, beaten or shot to death because a tenant thinks they have the right to do whatever they want. It is already happening in our state, I have seen for 28 years and now you are thinking of giving them more ammunition. When a tenant walks out the door, leaves 4 cubic tonnes of rubbish on the property, owes rent, has caused damage, verbally abuses or threatens the agent or landlord tell me how 4 weeks bond at \$500 cover \$5000 worth of repairs, rubbish removal, cleaning and owing rent, how is that Tenancy Act helping the agent or property owner? All the tenancy act is allow tenants to get away from it. There is NO risk for tenants with 4 weeks bond, but they would all show more respect, pay their rent, do the right thing by their lease or property owner if bonds were increased to 3 months security and not 4 weeks rent. They would all change their attitude and work with us so much better and stay in properties a lot longer.

Finding the perfect solution is hard with everything in this world, but how many people have to quit their careers? How many have to be abused, threatened or just walk away all because this government wants to put tenants first, landlords second and agents last. Many of the changes being proposed are not required. What is required, is better management of the current legislation.

Changes to the Tenancy Act are not needed, but changes in attitudes by the RTA, Tenants themselves, some agents and landlords. Achieve these things and you can achieve success.

Thanks



See what they say about Michael at; <https://www.ratemyagent.com.au/real-estate-agent/michael-mangelakis-bh955/sales/reviews>

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