
From: [REDACTED]
Sent: Saturday, 10 July 2021 11:36 AM
To: Community Support and Services Committee
Subject: Housing Legislation Amendment Bill 2021
Attachments: Rental Reform Objection.docx

To summarize,

I object to the proposed reforms and in particular these points:

- Limiting rent rises to cpi every 24 months
- Removing the ability to accept rental bids
- Allowing tenants to make minor modifications
- Giving tenants an automatic right to keep pets
- Minimum standards for rentals
- Removal of the “no grounds” evictions

I hope you can see these reforms will have the opposite affect than desired.

Regards,
Chris Reid



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To whom it may concern,

As a landlord of multiple properties in QLD, I feel obligated to object to the proposed changes. Removing rights from landlords will only make the rental crisis worse – I for one, will sell my houses should these reforms come through (as will many other investors). As someone who has had to endure bad tenant after bad tenant for almost 10 years before finally getting good tenants in all of my houses, I can tell you now that it is the Tenant who holds the power already. I try to keep my houses maintained to the highest quality and work with my tenants to minimize any inconvenience to them in the process – which works well when you have great tenants. On the other hand, if you have bad tenants, there is going to be detrimental effects to the landlord under these proposed changes.

The fact that you will no longer be able to end a tenancy at the end of a lease is ridiculous – that is the whole point of a timeframe. I always start new tenants on a 6 month lease to ascertain if they are the right tenant for my property. If I have a tenant move in and they are running the house down in the first 6 months or are struggling to keep up with rent, obviously they are not the right person for my house and I should have the right to inform them that they need to find a new house for after the lease runs out. If they are looking after the property and paying rent, they will always be offered a 12 month lease following from the 6 month thereafter. It is always in the Landlords best interest to have a long term tenant – something that can only be achieved by allowing the Landlord to evict those who cannot/will not fulfill their end of the contract.

Limiting rent increases to once every 24 months and only by CPI is ridiculous – whilst I have not risen the rents for over 24 months myself, introducing this would mean majority of landlords would be forced to raise rents every 24 months to safeguard their investment from falling too far below its potential. I have been able to hold my rents steady for my tenants due to a few things – I started them on the high end of the market (after ensuring they are of the highest standard for the area) which I feel cuts some of the undesirable prospective tenants out and then until I am forced by upward pressure in the form of council rates/mortgage costs I prefer to keep the rent the same for good tenants. This reform would mean my tenants would have to endure rent rises every 24 months to ensure that when they move out, I am not locked in under market and attract a lesser quality applicant.

Removing the ability to accept rental bids means any landlord who has undervalued their property will lose out – the value of any item is whatever someone is willing to pay for it. While I have never had a rental bid on my property, I would personally be using the extra funds to further increase the comfort of the property.

Allowing the tenants to make “minor” modifications without obtaining the landlord’s consent – I cannot fathom how this seems acceptable to anyone. If a tenant wants to be able to make modifications to a property, they should buy one. A tenant does not have to deal with having insurances and upkeep costs so why should they be able to alter the property without even consulting.

Lastly, I have always stipulated outside pets allowed at my properties – although I know 2 of my current tenants allow their dog(s) inside. Being able to stipulate rules on animals is a safeguard for our investments – if there is damage occurring due to a pet, we have the ability to breach and eventually remove the issue. I have experienced first hand the results of negligent tenants allowing pets to destroy the insides of a house resulting in me having to remove and replace ALL carpets in the property.

Ensuring certain inclusions in regulations made regarding minimum standards for rentals will force rents higher. Taking up a tenancy is a choice – if a house does not meet your standards, you should not be applying for it. Standards for rentals is already enforced by the tenants – if nobody rents a house because of its condition, that landlord would be forced to fix the issue or continue to have an empty house. While I am confident all my properties would have no issue meeting minimum standards, I know firsthand money is not always available to simply bring things “up to standard”.

Thank you for taking time to read my objections and I hope you make the right decision by rejecting this proposed reform.

Chris Reid

