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**From:** [REDACTED]  
**Sent:** Monday, 12 July 2021 12:03 PM  
**To:** Community Support and Services Committee  
**Subject:** Housing Legislation Amendment Bill 2021

Good morning,

I am opposed to certain sections of the Housing Legislation Amendment Bill.

1. The tenant being able to make minor modifications to a rental property without first obtaining consent - I feel this could be abused and the landlord ending up having to make expensive repairs.
2. Limit rent increases to once every 2 years. Where rentals have been stagnant for some time and those that are still on the old high interest rates, it gives them the opportunity to gradually raise the rent to meet the local market so that it is no longer negatively geared. If there is only 1 increase allowed per 2 years, it will be quite a large increase.

Regards,

Sam Bartlett  
[REDACTED]