
From: [REDACTED]
Sent: Monday, 12 July 2021 6:35 PM
To: Community Support and Services Committee
Subject: RTRA act changes

Dear Committee,

As a landlord of only one property I wanted to express my concerns about the following points in the proposed changes to the RTRA Act currently before parliament.

6. remove the lessor or lessors' agents ability to ask inappropriate rental application questions of prospective tenants-

I think that needs to be clearer. What is an inappropriate question. Questions that indicate whether or not a tenant has a steady job and is able to pay I think are very important questions. Also what type of tenant they have been in the past is also a very important question.

8. limit rent increases to once every 24 months and by no more than CPI per year, including if there is a period for which the property is not rented or if current tenants move out and new tenants enter on a new lease

I must say that I particularly disagree with this point. As a former tenant myself I had a landlord who did not raise the rent while a tenant was in a property. I have also applied much the same rule for my current very good tenant. Who has only had 1 x \$10 raise in the past 5 years of tenancing the property. I am therefore receiving under the expected rent for the house currently but this is reward for being a good tenant. When she leaves I plan to raise the rent by approximately \$50/week to bring it in line with similar properties in the area. However, I could not do that under this scheme and instead to ensure I did not get behind what is reasonable property do smaller raises each year regardless of the quality of tenant.

9. give tenants the right to keep a pet unless the lessor applies successfully to the Queensland Civil and Administrative Tribunal (the Tribunal) for an order refusing the pet on reasonable grounds

I currently have a pet in my property. However, the type and size of pet was negotiated. I think to not have any control over the type of pet is very unfair. I know someone who had a garage full of rats that they bred and this caused a lot of damage to the property.

10. allow tenants to make minor modifications to a rental property without first obtaining the landlord's consent

My concern here what is meant by minor. I think that definitely needs to be clarified. At the end of the day the tenant leaves the house because they do not own the house. I really do not feel they should have a great ability to change the house with out the landlords permission.

Overall, I am aware currently there is a rental shortage and having rented during my live do understand the need to ensure renters are not taken advantage of. However, it is also important that Landlords are not also disadvantaged and a fair agreement is made. My family have worked very hard to own a second house. We have only had 2 tenants in the 8 years we have owned it. The second tenant (the last 5 years) has been excellent. However, the first tenant left a huge clean up bill now of which ended up coming out of their pocket for. Costing us significant personal time and cost fixing it.

Were I to feel that the changes to the act significantly increased the risk of this in the future. It is likely we would sell the house and look at other options which would cause a greater shortage in the rental market.

Kindest Regards

Iain Taylor

Iain Taylor
Head of Science

