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**From:** James Anderson [REDACTED]  
**Sent:** Thursday, 8 July 2021 9:55 AM  
**To:** Community Support and Services Committee  
**Subject:** Submission to the Housing Legislation Amendment Bill 2021

Hi there,

In relation to the new rental laws bill there needs to be some provisions to protect landlords. We have already been screwed over by the covid provisions benefiting only tenants interests without regards for landlords that run property as a business.

These news laws also move the power balance further over to the tenants even more making it likely that landlords like myself will move our money back into the sharemarket and you guys can sort out the rental shortage. I for example own and rent out more than 45 individual properties in addition to 40 rooms in share accomodation I own and if you make it hard for us to run a business fairly, as I do as I treat all my tenants with courtesy and respect and fair rents, I'll sell up and take them off the rental market and invest in asset classes that want to also protect investors.

Thanks and regards,

James Anderson  
[REDACTED]