
From: Sue Taylor [REDACTED]
Sent: Monday, 12 July 2021 9:18 PM
To: Community Support and Services Committee
Subject: Submission for RTRA Tenants Rights & other Legislation Amendment Bill 2021 and Housing Legislation Amendment Bill 2021

Dear. Committee,

My name is Sue Taylor and I am an owner/ investor of 2 properties
I have worked hard to have these properties and currently have them managed by an agency so that the right thing is done for all. I have done this for the last 21 years
In that time I have been fortunate to mostly have great tenants. I have looked after them and they in return have looked after me and my property.
I have value added to my property as well as helping my tenants by putting in a carport that the tenants were very happy to have and did also not mind me going around to help landscape around the new structure. They even helped.

I am writing today as am not very good on computers and couldn't send the email my agency and done for us.

I am concerned about all the changes you want to make. -

the right to end a lease at the end of a fixed term
Limiting rent increases to once every 24 months
Keeping a pet
Allowing tenants to make minor modifications without consent

I am very concerned on all of this . I keep my properties up to date and compliant with all new changes. I don't want my tenants living somewhere unsafe and jump on all request when a problem arises. After all they are paying good money to live in my place and could easily be somewhere else.

If you bring these changes in you will not be helping tenants as you will tie the hands of many owners/ investors and some will walk away which will not help those you are trying to.

I have a unit and the Body Corp says no pets so have always had to abide by that and also wanted to. At my house I ended up allowing pets . I shouldn't have to apply for permission to say no pets . It should be my choice as not every pet owner is concerned what damage their animals cause inside or out.

I also don't think tenants have a right to modify anything in the building without permission. When they leave it will be the owner paying out to fix it up. Hanging of photos is ok but a simple asking goes a long way on both sides.

Rent increases can not be limited to every 2 years . That is not good for tenant or owner as we still have bills to pay on these places . You will end up having higher than needed rents being made in the first place and then a big jump. Not fare for all

Don't punish the good owners out there who do the right thing with these new laws just for the sake of some outspoken politicians and tenants who want to pay little but have a penthouse residence .

We all have rights so don't make it any harder. The tenants will be the loser as many owners will find it too hard to keep up with things. I like my tenants and don't want to see them go just because some new laws change

Thank you for your time. I hope you will take all opinions into account and not just those with the loudest noise.

Regards
Sue Taylor

