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**From:** Rachel Gregory [REDACTED]  
**Sent:** Friday, 9 July 2021 1:33 PM  
**To:** Community Support and Services Committee  
**Subject:** New submissions RE: landlords

Good afternoon,

As a landlord I am strenuously opposing ALL of the proposed changes, tenants already have too many rights in a rental agreement, I have had property severely damaged twice now by unruly tenants, applications made to QCAT, and complaints re:

Damages via QPS have been unsuccessful I am currently \$22,000 out of pocket due to unruly tenants, there is simply no recourse, any more changes to the legislation should be made to make the system fair on everyone, not just tenants.

At the moment there is rental stress on the market in a lot of areas, as someone who has a rental home, I will be selling of these proposals come to action in QLD, which would leave a family looking for a home in an already restrictive market.

As to the pets, I've had dogs scratch walls/chew frames off doors/windows, photos supplied to QCAT with clear writing on the lease agreement "OUTSIDE DOG ONLY" and still was not awarded the damages. I've had blinds chewed and ripped, faeces on the carpets and STILL NO DAMAGES PAID BY TENANTS.

There are responsible dog owners of course, however it is very expensive to rectify and the insurance companies will not pay out.

Think about that.

Regards Rachael  
[REDACTED]