

MADISON INVESTMENT TRUST

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Committee Secretary
Community Support and Services Committee
Parliament House
George Street
BRISBANE QLD 4000

Dear Sir or Madam

RE: RESIDENTIAL TENANCIES AND ROOMING ACCOMMODATION (TENANT'S RIGHTS) AND OTHER LEGISLATION AMENDMENT BILL 2021

We **do not agree** with the objectives of the Amendment Bill, in particular the following:

- *Remove the lessor or lessor's agents ability to ask inappropriate rental application questions of prospective tenants;*
- *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;*
- *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;*
- *Allow tenants to make minor modifications to a rental property without first obtaining the landlord's consent.*

Lessors have the right to ask necessary questions and request essential paperwork in order to determine the suitability of a tenant for their property.

Reasonably timed rent increases (at least every 12 months) are justified due the annual increases in property expenses (Council Rates and Building Insurance) which the Lessor incurs.

A Lessor has the right to decide if they wish to accept a pet at their property. A pet at a property is an additional risk to the Lessor due to the likelihood of damage.

Allowing tenants to make modifications to your property without first obtaining approval is another risk factor for the Landlord. Modifications made to suit one tenant may not suit the next tenant and therefore is an additional expense for the Landlord upon a tenant's vacate.

In conclusion, if this Bill is accepted and approved, you are removing the rights of Landlords, which is likely to create a further rental shortage.

Yours faithfully



Ian Baldwin
DIRECTOR