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**From:** [REDACTED]  
**Sent:** Wednesday, 14 July 2021 3:55 PM  
**To:** Community Support and Services Committee  
**Subject:** Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Good afternoon,

I am writing to provide feedback to the proposed bill in the subject.

Most of the changes I feel are fair.

There are two clauses are contradictory in nature - 91 and 93. Clause 91 seems to be reasonable however 93 is very unreasonable and does not take into account any of the clauses in 91. Rent should be allowed to be increased at end of agreement in line with all other agreements. 91 specifically takes into account CPI and discusses if there is an increase in rates (I assume bank rates and council rates) however CPI and rates can change drastically over the course of 2 years which will cause rents to suddenly change on a large scale after 2 years. It is better if this is managed in smaller increments like it is now (I'm on a 6 monthly lease) and rent has been going up in small increments well under the index.

Clauses 26 and 27 is fair however it needs to address if the lessor is in financial hardship.

Clauses 19 and 23 are fair and it would be best to include that the modification be removed at the end of the lease (unless otherwise stated by lessor). I've had landlords reimburse me for paint due to me doing a good job but I've also seen terrible paint jobs too. It sucks to be on the end of a paintbrush fixing the last tenants bad paint job.

Regards Chris

Sent from my iPhone