

Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022

Submission No: 1
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Submitter Comments:

I object to rent freezes because a rent freeze would make multiple landlords sell their rental premises due to rising costs for e.g land tax . council rates, water bills, mortgages, hardware store products costs needed for repairs. This will only make the rental crisis worse. The bill seeks to fine landlords. This is persecution and demonizing landlords who also have human rights too. If the rents are frozen, it is unfair that others costs are not frozen. There has to be some kind of balance. It cant all be for eg make the landlord wear the costs. The Greens have never been landlords and have no idea what it like to be awake at 1am because your tenant failed to pay the rent for weeks and you are worrying how to pay the mortgage or rates on the rental premises. A rent freeze will not stop tenants clocking up huge unpaid rental arrears and then be evicted. If the rent freeze goes ahead, I can say that tenants will still default and clock up rental arrears and be evicted so the rent freeze is a waste of time and will only worsen quite significantly the amount of homeless persons. Its throwing fuel on the fire. Landlords have had enough and will sell up even more. I also believe rent freezes will not assist tenants to buy houses as houses are expensive and you need a huge deposit upfront to buy a house. Also the banks require you to be working to get a home loan. Alot of tenants are on centrelink and the bank won't lend to them. From a landlord.