

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

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Discussion on the Rent Control (Rent Freeze) for Property Owners

It has been suggested that rent controls including a rent freeze on residential properties would help solve the current housing crisis in Qld.

Along with all the other new legislation of rules implemented on us Landlords is going to ruin the rental home market. This is not going to be viable for us financially to keep and afford these properties.

How can Inflation and interest rates keep rising without getting anymore rent to cover costs.

We started with our first investment property without too much hassel. Reasonable tenant's, average interests rates where we have had to contribute out of our own pockets to pay for this property.

Then we bought an NRAS property which stands as our best decision financially. This scheme was very successful for us. We got to house a wonderful middle aged lady and her one son in a beautiful new home at an affordable rate, in return she has been so grateful for this opportunity, that she has looked after the property so well that our property is still in brand new condition 10 years later and is still continuing to stay in the property after NRAS scheme has finished. We were compensated with a tax free benefit which made this investment property not cost us money out of our own house hold budget. It has now grown in capital growth which has allowed us to purchase another rental property and will help go towards our future super when we wish to stop work. This property has not made us cash rich to pay for the rising costs of having a property but has allowed us to invest in more. More risk for us and debt. But able to provide more properties in our state to rent to someone who needs a home.

I believe more programs like the Nras program needs to be implemented.

The Nras program was to build a new home, which means investors are contributing more properties to the market not just buying existing one's. It provided so much money in taxes to the government in the building, It provided work for property managers. It also provided affordable rents, because the properties we rented at 20% less the market rent, to hard working tenants on average wages. It then provide the investor the security of support payments to ensure it was affordable to the investor to supplement the lesser rent offered.

My husband and I are 42 and 48 with 3 young kids, after 13 years, we have 5 rental properties now and pride ourselves on providing housing for others to live in. But in the last 3 years we have had 3 properties that have had tenants, ride the laws of their rights to the best of there abilities, because all the laws are in favour of the tenant. They have vacated without notice, not paid rent, not cleaned, not returned keys, and utterly destroyed our properties costing our family ten's of thousands of dollars out of our own pocket. By the tenancy laws, I am far out of pocket beyond the Bond amount before I can even legally get back into my own property. Now all living and property costs are rising , insurance policies are ridiculously expensive and do not cover your tenants damages or your cleaning losses, interests rates are now above the costs of the rent. It is absolutely no encouragement for us to keep doing this.

Like explained we have assets but have no extra cash, freezing rents would ruin us if cost's continue to rise.

We are the one's who have the half a million dollar mortgage on a house, not the tenant. Yet they have more rights than us. There are no equal rights for us, with the tenants even thou we have the debt and all the responsibility of that property. If it was not for us the investors these tenants would not have anywhere to live. Which is what is happening. The more rules imposed on us the more of us are selling and not owning rentals.

Most landlords do not impose unreasonable conditions other wise we would have empty houses. We do not buy an investment property for it to sit empty.

A contract is a contract. We should be able to have the conditions on our agreements of our own properties to what we want, we are the ones that have the mortgage and all the risk. If the tenant agrees they must stick to the agreement.

Landlords are not rich, My husband and I have 4 jobs between us to make it all work. We live in an old house with a mortgage. We provide homes for other's as we feel like in 2022 people should not be homeless and deserve a place to live, but we are not a charity and want this to effect the ability to keep a roof over our own children heads. A couple of our rental properties are newer and bigger homes to which we live in, yet the tenants which we have provided a safe nice home for them, have completely no respect and have destroyed them and know they can get away with it, because all the rules and rights they have are more than us. Why should anyone be allowed to live in my house rent free for 7 days before I can enforce them to pay and give them another 7 free days..

The rules are unreasonable for the landlords.

If a landlord has a considerate, respectful tenant that takes care of our property and does not cause damage and pays there rent on time all the time, would not have any reason to boost the rent up too high or the need to try to remove them.

These properties do not belong to the tenant. The tenant does not have the mortgage with the bank or rates or building and landlords insurance to pay. The tenant is not responsibility for major repairs and maintenance to fix. So they should not have all the rights to do what ever they wish in our properties.

It is a privilege to be able to rent a home if you can not work 3 jobs yourself and buy your own.

But all these new tenancy laws go against all of this.

It will ensure that most investors will not be reinvesting and may start selling there properties because the risk is too high now..

Regards

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