

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

**Submission No:** 119  
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**Submitter Comments:**

Natalie Gerns

Dear Committee Secretary, community Support and Services Committee  
Parliament House  
George Street  
BRISBANE QLD 4000

**RE: Submissions for The Residential Tenancies and Rooming  
Accommodation (Rent Freeze) Amendment Bill**

**No to capping rents**

- I do not agree with freezing or capping rents.
- As a landlord I would not be able to afford to provide the current rentals I do to tenants.
- As it is, I am struggling to keep my rentals despite owning them for over 20 years.
- I was going to sell my property, however my tenant begged me to stay.
- My tenants have no way of purchasing a home themselves; therefore it would fall to the government to provide the rental for them.
- The cost of owning one of the rentals would be prohibitive.
- I provide this as a community service and I only get thanks from my tenants for this.
- The cost of running anything now is becoming prohibitive.

- I got into trouble paying them off after coercive controlling financial abuse, of which there was no law, so I have been suffering ever since.
- Keeping the rental property is creating jobs.
- I do a lot of administration in my own time, including travelling to the property I am not remunerated for.
- I am aware of many property owners that want to get out of property rentals.
- This will then fall to the government.
- That means it would reduce the landlord supply and quality of housing available and place even more pressure on public housing.
- I am aware the government is planning to build more houses; therefore they need to be confident they can afford the mass exodus of landlords.

### **Power and Control**

- Landlords and tenants don't want to be controlled by the government.
- It is the same thing, an abuse of power. If a tenant is not happy with what the landlord has to offer, they can leave, it is that simple.

### **Landlord Risk**

- The risk of being a landlord is very high and I am getting to the stage, I don't want the high risk with the incoming tenants. Current legislation is heavily biased in favour of undesirable tenants.
- Tenants are given 2 months notice to vacate a property.
- Landlords only get 2 weeks notice, or sometimes less.
- Their costs then become prohibitive to either relet the property or sell.

- Landlords only get day's notice to come up with more money to pay any increase in interest.
- If tenants are on a fixed lease, there may be a delay of 6-8 months before the rent can be increased to accommodate the increase in interest.
- Most landlords don't have the money to keep paying the interest plus the loan, plus the expenses, plus the maintenance.
- Rents do not cover the day to day costs of owning a rental while abiding by the government regulations.
- If landlords continually make losses, they will stop investing in property.
- I can guarantee the government will then be responsible for housing these people, particularly undesirable tenants.

**My recent story**

- I had a tenant this year who would not sign a lease, therefore the rent stayed at a low level.
- I had to ask him to leave as he refused to sign a lease.
- The tenant would not leave.
- The tenant was smoking in my property.
- I breached him, however the Property managers refused to breach him again.
- The tenant refused to get smoke alarms fitted at one stage and would pull them off the ceiling.
- Once the tenant left, the cigarette smell was putrid. I could not even go into the house for weeks.
- I had to repaint put new window coverings and spend a lot of time repairing the mess he made.

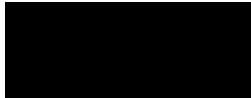
- The property was so bad; the real estate would not let me enter the property just after he moved out.
- He had belongings at the property for weeks after he stopped paying rent.
- That became my loss immediately
- I have lost about \$20,000 from his behaviour.
- This is loss of rent, plus essential repairs, such as window coverings and painting just go get rid of the smoke smell.
- If I put another tenant into the property as it was I would not attract a desirable tenant.
- There is no point going to QCAT as he would not have the funds to pay for his behaviour.
- There seems to be a favorable bias towards the tenants.
- This means it is likely I will be forced to sell due to the heavy losses I am unable to recoup.
- Unfortunately when I make losses on my rental property, I may be forced to pay child support . This means I have to reduce what I spend on my son.
- Capping rents, if I hold onto the property will likely mean my son will be disadvantaged.

**Solution:**

- Land Tax needs to stop.
- Reduce the risk to landlords by assisting them to remove undesirable tenants fast.
- Ensure tenants pay rent until they remove all of their belongings and clean the property.

- Allow property owners to deduct travel/time to inspect their property twice a year. Eg \$100 a visit.
- Allow property owners to fully deduct mandatory expenses such as smoke alarms in the year the expense is uncured.
- Tenants that are smoking in property should be forced to pay all expenses, new paint, window coverings, floor coverings.
- Child Support – don't include rental losses on the Child Support assessment.

I would be more than happy to work with you to provide more solutions to ensure landlords are able to provide this important Community Service.



Natalie Gerns

