

Rodney Clarke

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14th June, 2021

Regarding: Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Objection to the point;

“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”

I submit the following for consideration on the above point the two items:

- I have been a landlord of two properties in QLD for 5+ years
- I have always manage my property through licensed real estate agents
- Both the real estate agent and myself have been deceived by tenants (twice) advising they either have no pets or have requested one dog only to find out that they have instead had three dogs which have caused considerable damage to my rental property
- The rental tenancy tribunal were unsuccessful at recouping the damage to my property caused by the dogs (external air-conditioning unit pipes and intake vanes were savaged by the dogs rendering brand new air-conditioning units useless);
 - The bond did not cover the damage
 - The insurance would not cover the remainder
 - The tenant refused to admit fault and went to arbitration
 - The best result I could get was a \$300 repair to two brand new airconditioning units only 8 months after installation.
 - This caused my wife and I considerable personal stress and we both felt that further investments in investment property was not worth having to go through this sort of issues relating to pets
 - We made the decision to have no pets at either of our properties from then on.

After this I have vowed to not allow any animals at my rental property.

The introduction of this bill violates our own rights as individuals as to the decision of allowing animals or humans onto our own premises and I would believe this is founded somewhere in our constitutional rights.

Regards,

Rodney Clarke OLY