

Nita & Henry Skewpeck

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To Committee Secretary
Community Support and Services Committee
Parliament House
George Street
Brisbane QLD 4000
Email: cssc@parliament.qld.gov.au

1. **Improve lease security removing no grounds & sale evictions** – I believe there should be something in place for both of these evictions however you have not stipulated what they are going to be replaced with?
2. **Remove agents ability to ask inappropriate questions** – what do you class as inappropriate questions, a landlord has the right to know a bit about the prospective tenant and if they are the correct fit for the unit or house they will be leasing.
3. **Accepting a rent bid** – in a highly growing competitive and volatile rental market there should be the ability to negotiate rents weather it is higher or lower to suit the market times.
4. **Limit rent increases to once every 24 months or by CPI** – This is highly unreasonable and with the relevant notice rent should be able to be increased once every 12 months to keep in line with rising costs to the landlord.
5. **Tenants right to keep a pet** – Even though the tenants are renting a property the property does not belong to the tenant, the landlord is responsible for the repairs, maintenance and expenses of the property NOT THE TENANT, an unapproved pet at the property especially an inside pet can cause damage to the property which the landlord will need to rectify.
6. **Tenants to make minor modifications without consent** – As stated above the tenant does not own the property and to make any sort of modifications to the landlords property should have consent from the owner of the property.

OVERVIEW: Myself and my husband own [REDACTED], it seems the Bill is completely in favour of the tenants not taking into consideration the impact this will have on the landlord and their rights. The landlord is offering their property for lease to a tenant key word here is TENANT who is not the owner of the property, has not invested money in real estate industry that is why they need to rent. The changes in legislation is making it very difficult to own an investment property taking the bourdon off the government when the investor will eventually retire. I feel there should be some consideration for the owners of the properties as if things keep going in the favour of the tenant many Landlords will be forced to sell their properties which will create a shortfall in rental accommodation causing rental prices to increase which will create homeless people as well as a further backlog on the public housing system.

Yours Faithfully



Nita Skewpeck