

From: [REDACTED]
To: [Community Support and Services Committee](#)
Subject: Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021
Date: Thursday, 17 June 2021 6:23:15 PM

Proposed Private Members Bill
to be Submitted By The Green Party Queensland Parliament
Amendments to the Residential Tenancies Act

June 17, 2021.

I am a small land lord of a small number of residential properties I have offered for lease under the present Residential Tenancies Act in Queensland. I have rented my portfolio for over 10 years and have found the current legislation has provided an equitable arrangement for both parties. This assertion is supported by the fact that there has been no need for either my tenants or myself to refer to Arbitration.

The proposed capping of rents once in every two years destroys the effect of the market value of rents at the time when rental agreements are to be renewed. This clause would only act against the tenant if the market indicates a decrease in rent due to an oversupply of rental properties which could easily happen.

The proposal to scrap the grounds of eviction gives the opportunity to the tenant to become arrogant and abuse the goodwill that should exist between the parties. Landlords should always have the right to check the history and suitability of any tenant who may seek to rent a property.

These proposals are considered ill conceived and this opinion is supported by the proposal to allow a tenant to make alterations to the property without the permission of the lessor. This proposal is more likely to contravene work place health and safety regulations and have no guarantee that the work is carried out in a tradesman like manner. Any work carried out under this proposed amendment could result in insurance policy being declared void.

If this proposed Private Members Bill as proposed by the Greens Party in Queensland it will result in a mass exodus of landlords from the residential rental market.

I urge you to exert common sense and encourage your fellow elected party members have this ill conceived proposed Bill defeated.

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Darryl Blackburn