



maintenance of a property. Should the lessor not adhere to these standards, then tenants can issue a breach notice to the lessor for the maintenance issues to be resolved.

5. Remove the lessor or lessors' agents ability to accept rent bids from prospective tenants

The law already prohibits agents/lessors from requesting more rent for a home or encouraging rental bidding under section 57.

6. Limit rent increases to once every 24 months and by no more than CPI per year, including if there is a period for which the property is not rented or if current tenants move out and new tenants enter on a new lease

One of the single, safest investments in Australia for mum and dad investors, like me, is property. Government is taking away this fundamental right for someone to protect and save for their future and retirement, that the government is always so adamant that we should be doing.

7. 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

If the government is going to allow pets at all properties, without choice, will there be protections introduced for lessors for damage caused? Currently, there is no such thing as a pet bond. Also, due to section 171 and section 53 of the legislation, lessors are unable to specify a professional service be used at the end of the tenancy to control pests or have tenants use professional carpet cleaners.

8. Allow tenants to make minor modifications to a rental property without first obtaining the landlord's consent

How is a "minor modification" actually going to be defined in the regulations? What will be the rules at the end of a tenancy? Will tenants be required to return the property to its original condition as they are required to now? What about safety and compliance issues? If a tenant was to do their own maintenance and hurt themselves or someone else, who will be responsible for this? Another situation where insurance may not be the answer.

Sincerely,

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