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30 June 2021

Committee Secretary
Community Support and Services Cittee
Parliament House
George Street
Brisbane QLD 4000

To Whom It May Concern,

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

As a landlord, I am gravely concerned with the changes to rights of renters. It appears that this new bill is unfair to landlords as it favours and more beneficial to renters.

If there were no investors, there would be no rental properties available. If the bill favours more towards renters, this will drive investors away from property investment with less rental property in the market.

Concerns with the following:

- Limit rent increase to once every 24 months & by no more than CPI. Would the govt limit the increase in council rates, QUU charges and land tax? Has it been considered that landlord not only has their own residential mortgage but also investment property mortgage expenses plus repair and maintenance cost too (in particular if the renter has no respect for the property and damages property). There has been many examples that has appeared on current affair that is properties has been severely trashed. Will govt provide some assistance in this case to help fund clean up and repairs?
- Give tenants the right to keep a pet? If tenant cannot upkeep and maintain a property in a clean and tidy manner. How is it that they are able keep a pet without further damaging property?
- Allow tenant to make minor modification to a rental property without first obtaining consent. This opens to wide interpretation as to what is considered as "minor modification" If tenant decides to put bolts and locks on doors unprofessionally or "redecorate" – Does landlord not have a right to say?
- The current notification for entry to premises is sufficient. If there are push back, is there a reason that the tenants are hiding something?

This is just a short list of concerns as a landlord.

As seen during the covid period, landlord weren't able evict tenant and was expected to reduce rent for those affected. However, the tenants were still able to obtain govt funding assistance via job seeker or job keeper and refuses to pay rent. How is this a fair process for all?

I hope there is a fairer guideline for both renter and landlords. It cannot be one way and skewed towards the benefit of renters only.

Thank you for listening to our comments and views.

Kind Regards,
Amanda Chan

