
From: [REDACTED]
Sent: Thursday, 1 July 2021 9:22 AM
To: Community Support and Services Committee
Subject: Residential Tenancy Qld

Hi

I wish to have my say on tenancy Reform.

My name is [REDACTED] I am a tenant and a landlord. I rent where I reside and I own two properties that I rent out.

I rent through an agency for where I reside and I rent out my homes through an agency.

I wish for the Squatters laws to be abolished. In the UK they have brought about squatting as a criminal offence, so should we.

The laws should support Australians to retain their property not give it away. It is a criminal offence in other countries but a Right in ours.

[Government anti-squatting law | The Land Is Ours \(tlio.org.uk\)](https://www.tlio.org.uk)

If a person squats on Crown Land (in the state forest) than it is a right for squatters to also lay claim to crown land. As homelessness grows so does the need to protect our assets.

As a landlord, I found those people who are unable to obtain a home to rent is because of their rental history. They have trashed homes, left rent owing and much more. The shortage of homes in Queensland is due to a number of reasons:

1. The laws have changed to favour the tenant - therefore landlords are keeping properties **vacant**
2. The Banks have their hands tied with legislative reforms and lending money - less investors,.
3. A growing population and tighter controls over lending has seen to homelessness.
4. Homelessness is caused from the Government not providing adequate homes for the people and moving laws because they listen to those who create the damage to homes.
5. Government relying on investors to carry the Government's weight - then applying legislative rules to those same investors that doesn't protect their assets.
6. Insurance increases because the damage to property increases.

Let's take water for example: I am a tenant. I can turn on the tap and walk away. There is absolutely no penalty to me whatsoever. The law throws away all responsibility to the environment and to the landlord in favour of the tenant. The tenant should pay all water including the fees to get the water to the premise. They should pay the entire amount. That extends to me. I rent this premise I should be billed for the entire water, water compliant or not.

I had a tenant move into my home recently on a 12 month tenant agreement through a real-estate agency. ON the agreement was just her and no pets. A month later I received a call from the neighbour. She had moved in 4 other adults, 3 ducks, 2 chickens, 5 birds, 2 dogs and a cat. They ran a brothel from my home. I breached her but there was very little I could do. The law was all on her side, I stood by why I watched her damage my brand new home. I couldn't call the police, The tenancy laws provided my home and **my neighbours** with **no protection**. ***All I could do was stand by and send her a piece of paper and wait. How***

██████████ **ridiculous absurd is that law, and if I threw her and her stuff out she could sue me. What a ridiculous, stupid laws.**

Punish the people who own the homes and reward those who do the wrong thing.

I had another 7 bedroom home. TThe tenant on his application claimed he was a father of 4 and his wife. It was discovered 3 months after they settled in in fact it was a family of 16 and they trashed the home to the point where it cost my insurer Youi \$53,000 to fix that home. A further \$10k to me (not covered in insurance) as they placed nappies down the grey water tank and tore a retaining wall down.

The law needs to change to favour the assets and the neighbours !

Without the assets you will have a very big problem of homelessness. I am selling both my homes, because the laws do not offer enough protection. That will be two more families without a place to live. I intend on not renting my homes out anymore, the laws favour the tenants, let the government be held responsible, you want the laws to favour tenants you should pay the consequence's.