

Community Support and Services Committee

From: Coty Mao [REDACTED]
Sent: Thursday, 1 July 2021 2:18 PM
To: Community Support and Services Committee
Subject: the Housing Legislation Amendment Bill 2021

Dear committee,

I am here to express my support to the content below and showing my objections on the proposed changes.

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.

Regulating rents and when rents can be increased will lead to investor concern, scarcity and looking to diversify in other free markets. This is the worst case scenario. To be fair and balanced, and deal with any unintended consequences, leaving status quo is recommended.

The Residential Tenancies and Rooming Accommodation Act (RTRA Act) has provisions in place for rent increases during existing fixed term tenancy contracts, plus periodic tenancies. The tenant has ability to act and if need, apply to Tribunal (QCAT) to decide if a rent increase is excessive. (Sections 91 and 92). Section 94 allows for rent to be increased in a six month period only.

For fixed term tenancy agreement contracts that are renewed and effectively enter into another fixed term contract (known as lease renewals), section 71 adequately allows for tenants to seek assistance if they believe any rent increase is excessive.

There are adequate provisions in place in the legislation without need for further regulation.

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

Section 217 to 219 of the RTRA Act currently cover tenants making fixture or structural changes to the property. There is no need to further regulate as these provisions adequately cover the rights of either party in this instance.

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.

The provisions in the [Housing Legislation Amendment Bill 2021](#) regarding pets are by far more practicable and reasonable than this Bill. So many additional factors must be considered for this matter such as what is included in the Housing Legislation

Amendment Bill including relevant laws including local and body corporate laws. This matter will be addressed further in my additional Housing Bill submission.

CPI announcement is not done on every 24 months. Does the 24 months limitation idea coming from the moon? If the government agreed to stop their MPs salaries increase annually then we could start the discussion of this 24 months limitation.

Allow the tenants to make 'minor modifications'? How minor? Who defines it? We are not communists countries and the basic ownership right of the landlord should not be broken. That's a foundation of rule-based society. This also applies to the decision that landlord can deny the tenants having a pet at the time both parties signing the rental agreement.

We are all regular retired Mum and Dad and your proposed changes would greatly diminish the value of our property and our standard of living.

Thank you for your time

Coty Mao