

## Community Support and Services Committee

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**From:** Roselea Miller [REDACTED]  
**Sent:** Saturday, 3 July 2021 9:32 AM  
**To:** Community Support and Services Committee  
**Subject:** Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear Sir,

Below is my submission re

### **Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021**

Roselea Miller

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This Housing Legislation Amendment Bill is government ratifying tenants who do not uphold Rental Agreement criteria. It panders to tenants without the discipline or intent to fulfill requirements. Owners need the right to operate their investments not encumbered by biased government bureaucracy. Owners depend on the ability to maintain, occupy or sell property without red tape, undue time and restrictions.

Tenant shortfalls of rent and damage are welfare exempt and covered at owner's expense by my personal experience. Last year one investment property required \$20,000 to repair damage and restore to pre-tenant occupation. QCAT ordered the tenant leave and repay rent owing, This after tenant obtained a grant of \$4000 from Community Support to pay arrears the previous year. As a lessor of 28 years and up to five properties I have worked, planned and saved for my retirement to be told I am "lucky" and now face the prospect of losing rights. Being a self funded retiree and saving government tax payers is difficult enough with one third of rental income going to local government for rates and inflated insurance.

#### **375 Provider must not give notice to leave premises without reasonable grounds**

No landlord evicts a tenant without underlying reason. Landlords seek quality tenants to support, respect and guarantee stability.

#### **209A Making minor modifications**

Tenants face a greater shortfall of alternates if this bill passes as landlords will increase rent to cover proposed ability to make minor modifications. Tenants may not be skilled and already vacate without undoing changes or cleaning to standard. QCAT does not find in owners favour for welfare recipients as

benefits are not confiscated. Insurance may be voided. Painting can not be undone as I consider repainting to original colour damage and not a reversal to the original paint.

## **26 (Notice to leave if premises being sold)**

Vacate is imperative for selling to present property in best light. Houses messy and dirty and in desrepair reduce the value of real estate significantly. Buyers may require vacant possession without undue wait and red tape.

## **221A Right to keep pet**

As an animal lover I welcomed pets over nearly three decades but no more. Examples include a cat owned by the first tenant in my brand new house scratching wooden door architraves. A dog chewing pump fittings twice in one week and tenant refusing electrical and replacement pump charges to restore water. Provisos are easily ignored like leaving the property in the state on entering the Tenancy Agreement.

## **57B Lessor must not request particular information from prospective tenant**

Tenants face a greater shortfall of housing if this bill passes. Landlords will increase discernment to counter government protecting tenants with a negative background. I currently enjoy ideal tenants due to effective questioning but undesirables proliferate.

If this ammendment is past I will sell three rental properties to invest in shares, following the sentiments of acquaintances. My current share portfolio requires less paperwork and expense, time and work with greater yield than property investment.

Yours Sincerely,



Roselea Miller.

