
From: Andrew and Miranda [REDACTED]
Sent: Sunday, 4 July 2021 7:20 PM
To: Community Support and Services Committee
Subject: Tenants rights and other legislation Amendment Bill 2021

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To whom it may concern

As owners of a rental property we understand the rights of a tenant but as owners we also have rights.

1. "No grounds " eviction.

As an owner you have a right to sell if need be. For example we had a property in Cairns we had to sell due to financial reasons and took 6 months to sell because we tenants contracted for 3 years. So we were selling with tenants in place. We lost 20000 dollars because of that reason.

2. Vary minimum notice.

With the housing shortage this is not going to work. The solution is to build more affordable housing. (Council housing) 3. Create an offence for lessors who issue a notice to leave on false grounds.

You have a right to sell your own property whatever the reason? With enough notice to find an alternative.

4. Ensure certain inclusions.

This should be specified. Otherwise the tenant could demand free water or electricity etc. The tenant could lay unnecessary demands on the owner and abuse the situation.

That could mean there demands could be a very broad and unreasonable.

5. Limit rent increases to once every 24 months.

If a new tenant moves in owners have the right to increase the rent according to the current rental prices for equivalent properties!? If property improvements have been done before the new tenancy, by all means the rent can be raised.

6. Improve tenants privacy by increasing notice periods. 24 hours is sufficient time for the tenant to make plans. The owner has a right to repair or inspect their property as required . It is benefiting the tenant if maintenance is carried out.

7. Forwarding water bill promptly where tenant has to pay water bill.

Water bills have a certain period of time to pay a bill. Owners are not going to pay bills earlier than necessary!?

Thank you.

Kind regards

Andrew and Miranda van Veen