
From: Philip Henson [REDACTED]
Sent: Thursday, 8 July 2021 10:12 PM
To: Community Support and Services Committee
Subject: Proposed Residential Tenancies Bill 2021

Dear Sir / Madam

I wish to raise my concerns over the proposed Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021 (Bill).

In particular I object to the following sections:-

My main concern is clause 8, 57B on page 10 – Owners/agents won't be able to vet tenants, and it sounds as though TICA (Tenant Information Centre Australia) will be redundant because we are unable to ask any questions or seek referrals of incoming tenants.

Page 13 clause 79A – We are not able to increase the rent for any more than the indexed amount as per the Index calculations on page 14.

Page 15 Clause 91 – Rent increases

Page 18 Clause s93 – minimum 2 years for rent increases.

Page 18 Clause 14 Section 105

Page 23 Clause 18 – 24 hours entry notice amended to 48 hours. This could be a problem if the property for sale and buyers are only in the area for a day or 2. Most tenants would be agreeable, but there are some who would want the full 48 hours notice.

Page 24 Division 1 – 209A – “Minor” modifications. It does state further on what minor modifications are, but how many, what type? Who makes the decision when there are 20 picture hooks and a big wall mounted TV in each room. What happens to the wall when the tenant removes the stand, if they do?

Page 24 Division 4 – Keeping of pets. I understand that this is by negotiation, but I will not have any pets whatsoever in my rental unit. Further our Body Corporate does not allow pets. Our units are for human habitation and this section if allowed could be abused which would lead to noise, smell, animal droppings, animal hair which would detract from the entire complex.

Page 29 Clause 27 – Notice to leave, section 292A – lessor unable to give notice to leave without grounds.

Page 30 clause 29 – Amendment to handover day for a sale – Omitting 29.2(f) which is currently 30 days. It appears that this is changing to 2 months.

Please review these sections and amend or delete them.

Regards

Philip Henson
[REDACTED]

Sent from my iPad