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**From:** [REDACTED]  
**Sent:** Friday, 9 July 2021 9:37 AM  
**To:** Callide Electorate Office  
**Cc:** Community Support and Services Committee; Minister for Communities and Housing  
**Subject:** To Community Support and Services Committee (CC Colin Boyce): Submission on the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear Colin Boyce MP,

& Community Support and Services Committee

I am a landlord and I'd like to comment on both the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021.

I wish to see the following changes....

1) Stop unreasonable rent increases by tying rent increases to general inflation (CPI) and ban rent bidding.

I am dismayed to see my fellow landlords responding to the rental squeeze by raising their rent demands. Several of my friends with families have been forced into parental/friends homes, tents, dongas and caravans as there is no housing stock they can afford. This makes living conditions pretty rough on all parties. (Mind you it would be nice if wages were also tied to CPI instead of having to fight for every single little cent!)

2) A genuine end to 'no grounds' evictions – providing tenants with long-term security in their homes without the risk of an unfair eviction at the end of their lease.

MANY of my friends move every couple of years and this is hard on them and keeps them poor. It also weakens communities and families as they are unable to make long term friendships and commitments to their community.

3) Make it easier for tenants to have pets – by flipping the onus on property owners/agents to demonstrate why it's unreasonable for a tenant to have pet.

Pet ownership is important for teaching children to become responsible adults, improves immune systems and are good for our physical fitness and mental wellbeing. Also I work in rescue and it is heartbreaking when I see people moving house and unable to take their pets with them.

4) Allow tenants to make minor modifications (eg hanging picture frames or installing furniture safety anchors) and ensure the house is of a liveable standard while providing renters honest and thorough information about the property.

They're paying rent and the landlord is getting a good tax break, surely modifying a house to suit the needs of the family is all right. I personally allow all modifications if it means I can retain my tenant.

Admittedly I have seen some rental horrors where a house has been destroyed, but that is what inspections are about.

5) Ban inappropriate or discriminatory questions by lessors

It is hard to believe in these times where workplace discrimination is completely banned that the same is not banned in the rental market.

I urge the government to either support the Tenants' Rights Bill, or amend its own bill to provide real protections for renters.

Yours sincerely,

[Redacted signature]

[Redacted contact information]