
From: [REDACTED]
Sent: Sunday, 11 July 2021 7:16 PM
To: Community Support and Services Committee
Subject: Changes to Tenancy Legislation in Qld

I wish to register my opposition to proposed changes to tenancy legislation in Qld. As the owner of 4 rental properties in Brisbane which provide income to facilitate her aged care fees of \$7,700 per month (including the means tested levy of \$4,300 per month) my mother (who has dementia) will suffer greatly if as a result of the implementation of the proposed changes, it results in an adverse situation for her with regard to her tenants.

Being a landlord and owning property to facilitate homing for less fortunate Australians who can't get a foot into the exorbitantly priced housing market, is such a critical & vital role, and therefore benefits both the landlord and the tenant. Making it less attractive for people to own investment properties is a mistake that doesn't need further elaborating. In my view the following **bolded** proposed amendments are particularly damning, and should be reviewed before any further consideration of implementation...

1. improve lease security by **removing the ability for "no grounds" evictions** or evictions for sale contract by the lessor, and replacing these provisions with two new grounds for a notice to leave
2. vary minimum notice periods for a notice to leave
3. create an offense for lessors who issue a notice to leave on false grounds
4. ensure certain inclusions in regulations made regarding minimum standards for rental homes
5. require lessors or lessors' agents to provide more comprehensive information about the property to prospective tenants
6. **remove the lessor or lessors' agents ability to ask inappropriate rental application questions of prospective tenants-**
7. remove the lessor or lessors' agents ability to accept rent bids from prospective tenants
8. **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**
9. **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**
10. **allow tenants to make minor modifications to a rental property without first obtaining the landlord's consent**
11. **improve tenant privacy by increasing notice periods for entry to the premises**

I look forward to hearing further from you...

Thanks in anticipation,

Rachel Murphy

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