
From: [REDACTED]
Sent: Monday, 12 July 2021 2:27 PM
To: Community Support and Services Committee
Subject: Housing Legislation Amendment Bill and Residential Tenancies and Rooming Accommodation (Tenants Rights) and other Legislation Amendment Bill 2021

As investment property owners we OBJECT to these bills.

We have owned rental properties since 1980.

We now have seven properties valued at approx. \$300,000 to \$750,000. The rent we receive for these properties ranges from \$325 to \$590 per week.

We have to pay our bank mortgage, insurance, rates, water, body corporate fees, real estate agent fees and maintenance costs and do improvements to properties.

It is becoming increasingly difficult to justify the low rentals to the value of properties and income we receive from same.

If tenants are concerned about their security of tenancy in a rental property it would be advisable to categorize rental properties into short term (say 6- 18 months), medium term (say 18 months to 4 years), and long term over 4 years.

1. Our properties are weatherproof, structurally sound, have good plumbing and drainage, are secure, are repaired to a high standard, are sprayed for vermin etc after each tenancy, always have a stove or cooktop and oven which for most properties that are tenanted, goes without saying!!!!
We have never required a QCAT repair order. The more time a tenant has to return a conditional report the move time they have to do damage to our property in the interim. We always have emergency contact details for tradespeople on a tenant's lease.
Property managers and tenants already have the right to approve/do emergency repairs. Trades people and phone contact numbers are included on tenancy agreement.
2. We currently have, and have had, properties that we allow pets. We organise a pet agreement at start of tenancy and that covers us if our property is damaged by pets. We have never asked for a pet bond. We have never had to evict because of pets or had any complaints from

tenants regarding their pets. We think it is necessary to have the option to refuse pets. People could apply to rent out small property who have 2 cats, 2 dogs, 4 budgerigars etc. This is not fair to landlords, other occupants of a building, or neighbours of the property. If cat urine is detected in a carpeted room the only way to remove the smell is to replace the carpet and underlay. Tenants are not responsible for this cost.

3. Our properties in some cases already have health and safety modifications installed. Most have security screens, most have access to telecommunication services. Why shouldn't tenants be required to request permission for these alterations? In most cases at the moment if they do request some modifications they also request the landlord to pay for them!

We can't justify our \$780,000 property being modified by a tenant to their liking who may also only stay there 6 months! What if their modifications aren't done professionally? What about the next tenant who doesn't require these modifications? Will the tenant who made the changes be asked to remove them at their own cost????

4. Most landlords who have Tenants experiencing domestic violence would usually be happy to grant certain leniencies when a tenant is *exiting their property*. *If you are suggesting sufferers of domestic violence should not have to pay rent, a landlord would be happier to see them leave.*

5. We do not evict tenants unnecessarily because we want to keep them long term but we must have the right to evict a tenant if they are extremely bad tenants. If we don't have this right we don't want to have rental properties. You must have seen video footage of what some tenants do to a property.

We have worked hard all our lives to save to buy rental properties. As mentioned initially the rent we receive is nothing compared to the value of the property. We are always upgrading and improving our properties, usually with very little increase to rent. Taxation depreciation rates offer no incentive for a landlord to upgrade or improve property when most items take over 30 years to depreciate.

We only ask tenants to pay their rent on time and look after our property. We don't evict good tenants!!

In most cases tenants are good honest hard working people who do pay on time and respect our property, their home. We give them privacy and the right to treat our property as their home.

If you implement these proposed changes I think it will be time to stop renting properties. Less homes for a lot of people. More houses needed by governments.

Lynette and Ron McDonald

