
From: [REDACTED]
Sent: Monday, 12 July 2021 3:34 PM
To: Community Support and Services Committee
Subject: Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021 (Bill) - Submission

To Whom it May Concern,

My name is Rebecca Pate of [REDACTED]

I would like to make a submission on the [Residential Tenancies and Rooming Accommodation \(Tenants' Rights\) and Other Legislation Amendment Bill 2021 \(Bill\)](#). Together my husband Wayne Pate of [REDACTED] and I have a flat which is one of 4 and has a body corporate governing body over it and a house in Bowen which is split into 2 units one of which we rent and one of which we keep for ourselves which we use periodically.

Your proposed changes to the existing tenancy legislation doesn't really take into consideration our type of abode at Bowen or similar situations where a owner and a tenant maybe co-existing, eg granny flats, caravans on properties etc.....

I agree that when it comes to safety that a owner should do all that is reasonably necessary to accommodate a tenants' needs, and we have done so like complying with the new smoke alarm legislation as soon as possible and telling our real estate manager that issues with electricity issues, water issues are a priority. However things like anchor bolts for security of furniture is not mandated in homes so I'm not sure how this should be mandated in a rental property. As they are a safety measure - should these need to be installed by a qualified person who understands all the safety weight issues etc.....? Are these going to be allowed to be drilled through your carpets, floorboards etc and if so to what extent will the carpet/ floorboards be replaced, because as a owner I would want them removed as anchor bolts/points provide their own safety concerns when not in use, tripping hazard, stubbing your toe, collection of dirt and dust around them, navigation hazard for walkers etc....

I do not agree with pets being allowed in my investment properties, we as owners do not allow our pets inside our own home. Although there are pet owners who are very responsible and would do their utmost to keep our property neat, clean and tidy, there are even more pet owners who don't. We have new carpets in our rental property at Bowen and new lino planking floors which marks easily. The normal bond will not cover these items if they are damaged due to animals pulling threads or scratching the planking. We did not consider pets when choosing our furnishings because we do not have pets inside. If the dog/cat damages a section of the carpet, the whole carpet will need to be replaced, which would cost more then the bond. The lino planking may lift with pets shedding their hair and dander and dirt into the joins of which there are many.

There is also the issue of a pet residing below our flat, we would have to live with the noise, smell and movements from an animal living below us. As we do not allow pets inside why should we be made to live with a pet below us. Your bill does not make any allowances for different circumstances or tenants and landlords co-existing together. Should we be made to allow pets we won't rent our properties out.

The other issue I have is with the tenant being allowed to make minor changes to a rental property with a 7 day notice to the owner. I do not believe this is acceptable. We have had an issue with a tenant who asked for permission to put up picture hooks to hang a picture, we agreed, unfortunately the picture was very heavy and the picture hooks

they installed inappropriate for the weight of the picture, the picture fell ripping out a very large chunk of the wall with it causing a great deal of damage and cost. This was also a safety issue - if a small child had of been under the picture it would have been severely hurt or worse. Owners should have the right of what is done with their properties, after all they are the ones that have outlaid significant amounts of money in purchasing and maintaining the property. I don't want my tenant to have the right to paint my walls red or black, I don't want my tenant to have the right to paint a picture of a devil fornicating on a wall - yes some people would consider this making themselves at home. I don't want people to paint my house in a myriad of rainbow colours because it makes them feel at home. I have painted Bowen 3 times myself, we have chosen a neutral colour that appeals to the majority - if a prospective tenant does not like the colour we as the owners have chosen THEN they have the CHOICE to choose another house to rent, one more to their taste.

We have been fortunate to have long term tenants in a rental property - their main concern is that any serious issues are dealt with quickly and successfully, they consider the house to be their home BUT they do not ask to change the property. We have also had short term rentals in the Bowen property, from a range of people in a range of situations, we have had a single young women, a single mother and children, a single man, a very young couple and a middle aged couple. I believe all considered our property to be their home, none of them felt the need to change the property. If they had issues they were dealt with in a timely manner. Although we currently have a no pets clause - we did allow one of our tenants to have a pet - but this was negotiated and it was not allowed inside.

This bill does not consider the differences in owner types either, it earmarks owners as being all the same. There are landlords who are reasonable people who will consider requests and negotiate outcomes, who consider the tenant and their health and safety and comfort and will do their utmost to accommodate them where possible. There are landlords who won't spend a cent on their properties, who won't fix safety issues let alone minor issues, who only consider the property to be a money making venture.

If we as the owner of rental properties in Qld lose control of our asset, via tenants being allowed to make minor changes without permission (7 days is not sufficient, and notification after the fact is certainly not OK - most young people will use this to their advantage) and it is our asset, we are the ones paying for it, who are responsible for its upkeep, its rates, its insurances and for meeting any local council bylaws or body corporate rules, or if the tenants are allowed pets in our properties then we will not rent our properties. The reason we have the supposed unfair power advantage is because we own the property, we have worked and scrimped and saved to have this advantage, if the Government and the Social bodies think this is an unfair advantage then maybe they should be looking at some schemes where by tenants have the opportunity to be given small blocks of government land and they build their own homes which they can do with as they please.

Thank you

Rebecca Pate

