
From: [REDACTED]
Sent: Friday, 9 July 2021 4:22 PM
To: Community Support and Services Committee
Subject: Response to RTRA ACT

Good afternoon,

I would like to take an opportunity to respond and have a say regarding the proposed changes to the RTRA Act .

I strongly believe that some points mentioned will have an effect on investors and the market itself. The following points are our main concern

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**
12. provide for the prompt forwarding of water bills by lessors where a tenant is required to pay for water consumption charges
13. remove the ability for a lessor to remove a resident under a rooming accommodation agreement without a Tribunal order, to bring the rights of tenants in rooming accommodation in line with tenant’s rights in other residential rental accommodation.

As a property investor I want to vote against these changes which will have negative effects and cannot be justified.

KInd regards

Aleks