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**From:** [REDACTED]  
**Sent:** Friday, 9 July 2021 12:22 PM  
**To:** Community Support and Services Committee  
**Subject:** Opposal of Rental Reforms

I do not agree with most of the proposed rental law reforms for QLD Tenancies Amendment Bill 2021. I feel it is biased against landlords giving them no rights in regards to their own property.

1. Extremely unfair is the removal of "No Grounds" evictions even if the house is being sold. Selling a house with a tenant can be extremely difficult if they do not keep the property in clean and tidy order. Also it may deter owner occupiers from buying especially if they have to wait 6 months to move in. Landlords may be forced to sell at a substantial loss because of these things.
2. Why should there be 6 months notice given for owners to occupy their own property or for major renovations when tenants only have to give 14 days notice to vacate?
3. Allowing tenants to make minor modifications to property without landlords consent could devalue the property or make it harder to rent out in the future.
4. Allowing pets without approval from the landlord is unfair. Pets can cause considerable damage to carpet and property which is extremely difficult to be taken from bond. This damage could make it harder to rent property in the future and also devalue the property meaning the landlord would have to pay to rectify.

There is no fairness for landlords with these changes. I have been put out of pocket on more than one occasion when tenants have not done the right thing.

I ask that these points be considered before these changes take place.

Julie Arndell.

Sent on the go with Vodafone

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**From:** [REDACTED]  
**Sent:** Friday, 9 July 2021 6:09 PM  
**To:** Community Support and Services Committee  
**Subject:** Law reforms for Tenancies

Another point I forgot to mention.

Not increasing rent over the CPI Index for 24 months.

When you have a good tenant staying at your property you tend to reward them by keeping the rent down. If you are not able to raise the rent with new tenants because of this new law it will mean landlords will have no choice but to raise the rent each time existing tenants renew their lease.

Julie Arndell.

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