

To Whom It May Concern,

I write to you in regards to the proposed Housing Legislation Amendment Bill 2021. The proposed amendment contains multiple concerns as a landlord with a number of properties currently tenanted. These concerns are as follows –

1. Appropriate reasons for all parties to end a tenancy.
2. Amendment s 219 (costs of emergency repairs by tenant)
3. Keeping pets and other animals at the premises

Reasoning for the aforementioned are as follows –

1. The proposed changes restrict the ability for the lessor to end a lease with nuisance tenants at the end of their lease period. In some cases a lessors rents out their own home for various reasons and although I am happy to have people in a property of mine I would like to ensure I am keeping tenants that respect the property like I would as it will once again be my home someday and such I would like it to remain in the condition that it was left in and some tenants don't live with the same respect for others property. In some cases it may be necessary to remove troublesome tenants at the end of the lease for reasons that don't align with the proposed changes.
2. Emergency repairs should be capped at a specific figure or remain at the current 2 weeks. With the proposed amendment it doubles the effective amount that tenants can spend of the lessor's funds without any prior permission. In my personal case this would be in excess of \$2000 on a single property and as it has been noted before I have multiple of.
3. The removal of a blanket ruling against pets provides tenants with unobstructed access to the property within the local council guidelines. It removes the ability to restrict pets to untrustworthy tenants. For example our lease currently states that pets are allowed but must remain outside. We have evidence that our current tenants are having their dog inside our upmarket house with high end finishing's including brand new plush flooring. Despite the lease agreement and notice to keep the pets outside the requests are being ignored. This amendment requires a high amount of trust in the tenants in adhering to the requests of the lessor and in my experience this trust is often broken.

I sincerely hope you take the time to consider how these changes serve to improve or remove entirely the flexible nature of these clauses in favour of the tenants and can severely impact the lessor in more ways than just financial.

Kind Regards,

Tyson Kidcaff