
From: Vicki Powell [REDACTED]
Sent: Thursday, 8 July 2021 12:44 PM
To: Community Support and Services Committee
Subject: Proposed rental law reforms - Housing Legislation Amendment Bill 2021

Committee Secretary
Community Support and Services Committee
Parliament House
George Street
Brisbane Qld 4000

Dear Committee,

This submission is in relation to the [Housing Legislation Amendment Bill 2021](#), I have been a Property Manager/Office Manager in the Real Estate Industry for the past 25 years, and have seen a lot of reform and change to the Legislation over this time, in most cases for the benefit of all parties with transparency and clear guidelines.

In recent times, we have noticed the rental market in our city of Townsville and most of Queensland for that matter is extremely tight with more demand for rental properties than the supply allows, resulting in 0% vacancy rates in most suburbs.

Since the Pandemic, and due to extraordinary circumstance, the industry has seen an unprecedented amount of change in relation to people relocating to Queensland, investors selling and first home buyers (and others) buying property. Record interest rates are adding to the current demand and supply situation. With the Property market booming and prices increasing, We are finding many lessors are taking the opportunity to sell their investment properties now and "get out" of the property market, where they feel as though their right as property investors are being removed and are afraid of how this will affect them financially. This trend and fear will result in many rental properties being removed from the market and leaving a severe lack of supply and increased demand for rental properties. Supply and demand will drive rental market values higher, pushing a lot of tenants out of the private rental market due to affordability, and into social housing which of course is very short on supply also, meaning homelessness will increase. This is a possibility the Government cannot afford to risk, All parties will suffer should these proposed changes proceed.

In particular the following proposed changes are a select few I have major concerns with, and feel it necessary to bring to your attention.

- **Support tenants and residents to enforce their existing rights by removing the ability for lessors and providers to end tenancies without grounds.**

The tenant retains the right to provide two weeks' notice without grounds, whilst the lessor has that right removed.

If the 'Without grounds' provision for a Notice to Leave with 2 months' notice is removed, lessors are afraid of being "stuck" with a tenant who is not fulfilling their obligations and putting the lessor and their asset at serious financial disadvantage and decline in value, or being unable to take possession of their property within a reasonable time frame if they choose to sell, renovate or use the property for personal reasons.

The solution to the removal of the 'without grounds' provision due to the minority of lessors who the Government call the 'retaliatory and revenge eviction' is to introduce a penalty unit provision if a tenant is provided a without ground notice in breach of section 291, with section 292 allowing for tenant to make complaint to the RTA if there is an alleged breach of the lessor.

Investors should always have the right to lawfully terminate a tenancy without reason. If investors comply with legislation, a lessor should have the right of possession without having to state a reason. Tenants are protected if lessors act outside the legislation. This is fair and balanced for all parties.

- frameworks for all parties to negotiate renting with pets.

Many lessors have different opinions on pets in properties, some are pet lovers and have no issues in allowing pets, whilst others have experienced disasters involving pets. As the owner of a rental property the choice should be the lessor's whether they would accept a pet in their own property. Tenants need to consider adopting and buying pets due the possibility of it affecting their ability to obtain private rental accommodation.

The solution is to leave the decision with the lessor, and tighten or change laws to include specific conditions for the 'keeping of pets' on a rental property, which will encourage more lessors to allow pets by giving peace of mind that they are protected should the pet damage the property.

Some examples include.

- Provision for a pet bond, to be used for only prescribed reasons relating to the pet. This bond could be used to meet obligations introduced which would be mandatory if keeping a pet.
- Mandatory fumigation for fleas and ticks if pets have been kept on a property.
- Mandatory carpet cleaning.
- To repair damage caused specifically by pet. ie. chewing, scratching & filling dog holes and track marks
- Mandatory proof of council registration paperwork to be supplied.
- Mandatory proof of vaccinations up to date.

- Allow tenants to make minor modifications to a rental property without first obtaining the landlord's consent.

Section 217 to 219 of the RTRA Act currently cover tenants making fixture or structural changes to the property. There is no need to further regulate as these provisions adequately cover the rights of either party in this instance.

Please contact me if any additional information is required, and or any questions are raised as part of my submission.

Yours sincerely

Sent via email [REDACTED]

Vicki Powell



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PROPERTIES
TOWNSVILLE
THE SIGN OF EXPERIENCE

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