
From: Feng Li [REDACTED]
Sent: Monday, 12 July 2021 10:38 PM
To: Community Support and Services Committee
Subject: Say on proposed rental reforms in Qld

Dear Committee Secretary,

I would like to discuss my concerns on the proposed rental reforms in Queensland.

The new renting law proposing that a landlord must have "reasonable grounds" to refuse a tenant from keeping pet and respond to their request in writing within 14 days is unfair on landlords. As the landlord owns the property, they should have the right to decide whether the tenant should be allowed to keep a pet on the property. Additionally, pets can cause significant damage to the property that the bond may not be able to cover. Hence, landlords should be allowed to increase the rent if a tenant chooses to keep a pet to cover the risk of damage as allowing pets could result in significant damage to the property. While the law states that landlords can place reasonable conditions on pet ownership such as the pet being kept outside, this is extremely difficult to monitor. Forcing landlords to respond to the request in writing within 14 days is also extremely unreasonable and places an unfair burden on landlords to allow tenants to keep pets on their property.

The new renting law proposing that a landlord will not be able to issue a notice to leave 'without grounds' also places an unfair burden on landlords. Under a periodic lease, tenants have the flexibility to end the lease for whatever reason they like as long as they provide adequate notice. However, the proposed rental reforms prevents landlords from issuing a notice to leave 'without grounds' and imposes excessive fines on landlords that ask their tenants to vacate 'without grounds'. As the landlord owns the property, they should have the right to choose who lives in their property and be able to have the same rights as tenants do to end the lease when they like if it is a periodic lease.

As these proposals impose substantial disadvantages on landlords, they are likely to make property investment less appealing and decrease property investment. This will negatively impact rental supply and property investment levels which will have a detrimental impact on the Queensland property market and the economy as a whole.

Thank you for your consideration.

Kind regards,
Ming Ang