
From: [REDACTED]
Sent: Monday, 12 July 2021 11:10 PM
To: South Brisbane Electorate Office
Cc: Community Support and Services Committee; Minister for Communities and Housing
Subject: To Community Support and Services Committee (CC my local MP): Submission on the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear Amy MacMahon MP,

Dear the Community Support and Services Committee, cc my local MP -

I am seeking to comment on both the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021.

I would like to comment as both someone who has worked for a community housing organisation, where my job was to allocate housing to people on the housing waitlist, and manage them in their housing, as well as in my role as a landlord in the private rental market. I am concerned that landlords already DO NOT have enough capacity to effectively deal with problematic tenants, and amendments currently being discussed will further disadvantage all parties.

As a landlord who always tries to follow the act and more importantly provide a home (not just a property) for my tenants, I have only ever had one problem with a tenancy. The tenant was abusive to her housemates, engaged in dangerous behaviour regularly (leaving the stove on daily, despite repeated requests to stop), and was behind on her rent. I offered for the tenant to end her lease early without penalty, if she didn't want to stay until the end of her lease term. The tenant retaliated by making a series of QCAT applications, complaints to multiple organisations and an application for restraining order based on fictitious interactions that were 100% baseless and ultimately refused or dismissed. It was stressful for the housemates and myself and lasted for over 12 months after she left the property. It became very clear this tenant was suffering from delusions among other mental health issues and she had brought similar vindictive accusations and cases against previous and subsequent landlords and was well known to police.

Despite being a horrendous housemate and tenant, the aforementioned tenant was very protected by existing legislation and I was at a total disadvantage in trying to protect the other housemates and my family.

In community housing, I have also seen many entitled and abusive tenants milk a system they know protects them, to be disrespectful to neighbours, and damaging to property with no intention of repair. Of course, this is absolutely not all people in social housing. But protections already exist that favour tenants.

If a landlord is not following the rules, protections exist for tenants. If a landlord follows the rules, they hopefully build a good relationship with tenants.

If tenants do not follow the existing rules, it's very hard as a landlord to effectively protect the property or other people negatively impacted. The process is lengthy, ineffective and expensive.

Amendments that seek to increase renter rights will benefit those who seek to abuse those rights and will ultimately disadvantage the most vulnerable as the liability for taking them on as tenants may seem too risky.

The way I see it is if I look after the property, hopefully I attract good tenants who also want to care for the property (and let me know what needs work!) and they want to stay because they are taken care of. If I'm not a good landlord, I will lose my tenants which is a lot of work, and risky as I don't know who my next tenants will be.

Lastly, ending a tenancy Without Grounds is important to confirm when a tenancy will end, without penalty. I don't understand why this option should be removed because I don't understand who would benefit from removing this option.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.