

Carole Jilek

Mobile

12th July 2021.

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

Dear Sir/Madam

Re: Residential Tenancies and Rooming Accommodation
(Tenants' Rights) and Other Legislation Amendment Bill

256B Right to keep a pet

if the tenant does not advise the lessor in writing but just goes ahead and acquires a pet or pets regardless, what rights does the lessor have to not allow this?

Is there any reference to the number of pets that a tenant can have on a rental property? Some may have more than one, which is a common practice these days for pet owners to want to have companions for their pets?

Why are there no provisions for compensation for repairs to damage caused by a pet which is greater than the bond value? Surely the landlord needs to have some protection. For example a tenant of mine had an inside cat which sounded a perfectly reasonable proposition at the time. However the cat had ignored the litter tray mostly and had urinated through the property. The cost of replacing all the underlay and carpet plus the cost of several attempts at fumigated to rid the floor boards of the stench, well and truly exceeded the bond!!!

Surely the landlords should have some protection against this risk. For example the need for the pet owning tenant to take out an insurance policy to cover costs.

57B -Lessor must not request particular information from prospective tenant.

Referring to Clause (c) What other evidence of identity other than the prospective tenant's passport is acceptable?

44 Amendment of sch 2 (Dictionary) insertion:

minor modification to premises or a resident's room means any of the following:
(e) "any other modification to the premises or residents room presented by regulation".

What are these regulations?

Right to ask a rooming accommodation tenant to leave.

It seems very onerous that a landlord does not have the right to remove a tenant in rooming accommodation without a Tribunal order under some circumstances. For example there are 3 tenants living in an apartment, all on separate rooming accommodation agreements. One of the tenants is very difficult to live and uncooperative towards the other two tenants. It causes huge distress and unpleasant living conditions if this offending party cannot be asked to leave for the sake of the other two tenants.

Sincerely

A handwritten signature in cursive script that reads "Carole Jilek".

CAROLE JILEK