

13 July 2021

**Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021**

Currently there is an acute shortage of available rental properties. Some suburbs have either zero, or maybe 2 properties available. This acute shortage isn't good for tenants – there's not the choice to live where they want, in the type of property they'd prefer, at a price that's reasonable. This Bill does NOTHING to address this shortage of rental properties!

In fact, this Bill will be an even greater detriment to tenants, as –

- Prospective investors will realise there's no real return on investing in the rental market, and that there's far better returns available in the share market (25% in the last year compared to less than CPI under the proposals of this Bill).
- Existing investors will realise there's no choice in protecting and managing their investment properties, with little control over what tenants can do with/to the property. They will exit the rental market at their earliest opportunity – leaving even less properties available for prospective tenants.

There is nothing in these proposed changes to attract investors into the rental market – and without investors there won't be more rental properties available to meet the growing rental demand.

Investors will find more profitable ways to invest their money – and they'll be the winners!

Tenants will be the losers, as the available rental pool is reduced, and tenants won't have the choice to rent where they want – if they can even find any property to rent!

As investment property owners, We OBJECT to this Bill presented by The Greens Party, who appear to have no knowledge of the rental industry.

The key proposed changes included in this bill

- Capping rent increases to once every two years and by no more than the CPI annually
- Scrapping “No grounds evictions” to prevent lessors from being entitled to end a fixed term tenancy at the end of its agreed term. Restricting lessors rights to end tenancies. The Bill also excludes the right for owners to issue notices to leave where they intend to sell the property.
- Banning rental bidding.
- Allowing tenants to make alterations to the rental property without permission from the lessor. Examples include painting walls, inserting nails, adding shelves.
- The suggested abolishment of a lessor's right to not renew a tenancy agreement at the end of its agreed term is ludicrous.
- Automatic right for tenants to keep pets. A landlord would have to apply to a tribunal to not allow pets in their property.

This would allow a tenant to remain in a tenancy indefinitely and for as long as they wish unless the lessor can establish one or two grounds under the Greens Proposal. Effectively a lessor could only issue a notice to leave if they or a family member intends to occupy the property or if major renovations are to be made to the property. The lessor must offer the tenant another tenancy agreement after the renovations are complete. Why does the one-time tenant have an apparent right to rent in perpetuity???

The Greens proposed rental reforms are essentially seeking for tenants to have the right to stay in a property until it suits them, to make modifications as they please and keep pets in the property without seeking consent, whilst lessors would not be able to request market rent.

Dr Amy MacMahon proposal sends lessors to QCAT to seek permission to grant rights that they currently have under the current RTRA Act. The current waiting time for a case to be heard in QCAT is 36 weeks. This is unaffordable for lessors to go without rent or a problem resolved.

The majority of lessors are mum & dad investors or retirees. This group are being forced to become social housing providers. It is not the responsibility of the private sector to provide social housing.

There are many more proposed changes to the current Residential Tenancies and Rooming Accommodation (Tenant's Rights) and Other Legislation Amendment Bill 2021 that if passed by Parliament will result in Government having to supply more public housing. Investors will choose against investing in the rental property market and those already in the market will remove their property from the market. (If they're even allowed to do that!)

In this proposed Bill – "Tenant's Rights " play a big part. What is overlooked is that there may not be an availability of rental properties, and prospective tenants may be out in the cold. It has been forgotten by the Greens' Party that lessors have rights also. When lessors' rights are ignored they will find other investment options.

Once again the Greens will have shown that they are NOT the Party FOR THE REAL WORLD!

We urge the Government not to agree to the proposed ludicrous changes as put forward by the Greens' Party.

Signed.....Ian Joyner.....

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