
From: [REDACTED]
Sent: Sunday, 11 July 2021 10:49 AM
To: Community Support and Services Committee
Subject: Tenants Rights Bill
Attachments: Submission Real Estate Excellence July 2021 Tenant Rights Bill Queensland.pdf

Good Morning,

I am concerned regarding the proposed changes to the RTRA Act currently before parliament and would like to outline my objections.

In the interest of providing a more detailed explanation of the proposed changes I have provided below a breakdown of the main points and also attached to this email a copy of the detailed submission response provided by trusted Industry advisor, Stacey Holt of Real Estate Excellence, which will assist in providing a very good understanding of my concerns as a whole.

I have marked in **BOLD** the points which I consider to be of most concern:

1. improve lease security by **removing the ability for “no grounds” evictions** or evictions for sale contract by the lessor, and replacing these provisions with two new grounds for a notice to leave.
2. vary minimum notice periods for a notice to leave.
3. create an offense for lessors who issue a notice to leave on false grounds.
4. ensure certain inclusions in regulations made regarding minimum standards for rental homes.
5. require lessors or lessors’ agents to provide more comprehensive information about the property to prospective tenants.
6. **remove the lessor or lessor’s agent’s ability to ask inappropriate rental application questions of prospective tenants-**
7. remove the lessor or lessor’s agent’s ability to accept rent bids from prospective tenants.
8. **limit rent increases to once every 24 months and by no more than CPI per year, including if there is a period for which the property is not rented or if current tenants move out and new tenants enter on a new lease.**
9. **give tenants the right to keep a pet unless the lessor applies successfully to the Queensland Civil and Administrative Tribunal (the Tribunal) for an order refusing the pet on reasonable grounds.**
10. **allow tenants to make minor modifications to a rental property without first obtaining the landlord’s consent.**
11. **improve tenant privacy by increasing notice periods for entry to the premises.**
12. provide for the prompt forwarding of water bills by lessors where a tenant is required to pay for water consumption charges.
13. remove the ability for a lessor to remove a resident under a rooming accommodation agreement without a Tribunal order, to bring the rights of tenants in rooming accommodation in line with tenant’s rights in other residential rental accommodation.

Kind regards,
Peter Davies