

**Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024**

**Submission No:** 1

**Submitted by:** [REDACTED]

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**Submitter Comments:**

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22 March 2024

Dear Committee Secretary

I wish to submit my views as a landlord regarding the proposed [Residential Tenancies and Rooming Accommodation Act 2008](#) law reform.

I agree to the many of the changes such as rent bidding. However, I do not support the changes to the following in the Act, my reasoning is:

- If the rent is not allowed to be increased during a 12-month period, even if the lease is broken, this is not a good idea. Good tenants who are currently provided rent at a reduced price, as a good-will gesture to stay and to be supported, will be disadvantaged. The existing lease should not be relevant to subsequent leases with new parties in my opinion. I will no longer be incentivized to keep rent under market value. This may be the case for many landlords. The outcome will be more people will face higher rent and this will cause greater distress and hardship to renters.
- I require more details on how renters may modify my property. If there is additional cost to landlords from modification once the tenant leaves I would need to increase rent to cover my costs. My investment properties are not yet profitable, after trying to pay them off over many years, and I use my net income to pay the gap from rent. This affects my retirement savings goals. Landlords such as me may need to rely on a pension rather than be self-funding retirees if we are further financially disadvantaged.

- Without the opportunity to be able to increase rents in line with the market I may need to sell my properties as interest rates and other costs continue to increase. This could be the same for many other landlords and result in less rental properties available as first-home buyers are purchasing lower cost properties such as my rental properties.
- I have a property that was being rented during a domestic violence situation. Of course, I was supportive of this unfortunate situation. I am opposed to certain additional domestic violence (DV) benefits to tenants as I was left thousands of dollars out-of-pocket from this DV experience which affected my family financially. I feel the current domestic violence arrangements are adequate if the changes affect landlords financially.
- The personal information collected on prospective tenants should not be reduced in my option as I have found multiple applicants dishonest about their income, employment history, and referees. This has resulted in additional costs to me from tenants unable to pay their rent on time or in full.

If the above changes to the Act are legislated I believe many landlords will be forced to sell their investment properties which will significantly be detrimental to the lower income community and Queenslanders in the longer-term.

Yours sincerely

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