

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

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In regard to new rental law reforms -

. better rent protections – banning all forms of rent bidding and limiting rent increases to 12-months, attached to the property instead of the tenancy.

Instead of minor increases this will result in a large increase at the end of a 12 month period. This may cause financial hardship for tenants.

. making it easier for renters to modify and personalise their home - As an owner of four rental properties I have allowed a tenant to repaint the interior of a unit after she gained permission. Also I installed grab rails in the toilet, shower and alongside an outside step for an elderly tenant who suffered stroke.

On my first inspection of a low set masonry brick house with a new kitchen I found the tenant painted the solid wood cupboard doors white, without permission. This painting extended to wooden laundry doors, and not well done. This can not be returned to how she found it at the end of the tenancy.

. improving the rental bond process – any claim on a bond will be required to be supported by evidence - a tenant presented short videos to prove the interior in good condition. While it captured furniture in one piece the video could not show that some furniture had been left in the rain for days. Video and pictures do not show how unclean a residence can be both inside and underneath furniture and fixtures as well as walls, floor and ceiling. This particular tenancy required hours of cleaning.

These investments are my property which I worked hard to gain and work hard to pay the bills. As a self funded retiree the government does not pay my way. This real estate is my property and my rules. Currently long term, reliable tenants occupy my homes and we enjoy pleasant working relationships. Experience of forty years with lots of problems to boost the learning curve brought this result and I intend to maintain it.

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Yours sincerely,
Roselea Miller.