

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

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REJECTION OF SOME OF THE NEW LEGISLATION

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024



23 March 2024

I OBJECT TO.....

MAKING IT EASIER FOR RENTERS TO MODIFY AND PERSONALISE THEIR HOME

I find the above to be unacceptable. I rent to low income people and the turnover is awful. So in the space of 5 years I can have 10 different tenants. They all stick nails and make modifications and the place looks disgusting.

I have to go and remove hooks (often huge ones) and then I have to patch and repaint the whole room to get back to original.

They put up dog barriers on the balconies and I am left with holes that if they are even identified by the property manager on exit, have to be patched and painted otherwise water ingresses and I am left with rotten balustrades, etc etc

Give the tenants an inch and they take a mile.....most of the stuff they do is not normal wear and tear and the poor property managers are so overworked they don't identify this stuff in exit report and no way do they bother to report it or get payment for repairs. Alternatively, if they do then tenant must wait for bond to be refunded as there needs to be a quote for repairs which always take up to a week

I OBJECT TO.....

LIMITING RENT INCREASES TO 12-MONTHS, ATTACHED TO THE PROPERTY INSTEAD OF THE TENANCY

Above is unacceptable. If a tenant has a lease then their rent wont increase until end of lease

But if a tenant does the run midway through lease, it means I cannot put the rent up.

Given we have had 9 mortgage interest increases in one year, any way that we can claw back that \$ needs to be able to happen. When a tenant leaves, then rent should be able to be increased.

A new tenant can either apply for a rental property or not depending on whether they accept the rent advertised.