

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

Submission No: 23

Submitted by: [REDACTED]

Publication: Making the submission public but withholding your name

Attachments:

Submitter Comments:

From: [REDACTED]
To: [Housing, Big Build and Manufacturing Committee](#)
Subject: Rental reforms
Date: Thursday, 21 March 2024 4:27:41 PM

Dera Sir/Madam,

I would not like the rent increase to be limited for a year on a Property instead of the current law which applies to the tenant.

We manage a number of properties and we find that tenants break their Lease as there situation may change. That's not fair to a Landlord who is not able to tell a tenant to move prior to the Lease ending because it might suit the Landlord. However, the Tenant breaks the lease and moves on, leaving the Landlord to now find a new tenant and negotiate a new rent amount with the incoming new Tenants. Working out if the Rent can change up and down depends on the current situation which can change monthly. We may find the rent we advertise to replace an outgoing tenant who breaks their Lease, gets no suitable applications and we have to drop the rent on a daily advertised basis until we find someone new. If the outgoing tenant is paying \$550pw and the new one comes in at \$530, we are losing \$20 pw for six months (as we do 6 month fixed term leases) At the end of 6 months, we review the rent payable and give the tenant 2 months to consider the new rent amount on a new Lease. If you change the Increase Law to be on a Property, we might have to wait 9 or 10 months to get a current rent amount in the case of a tenant who breaks his Lease after 2 months.

At the moment, Landlords are in great demand for the properties they provide to renters and making new rules which cost landlords money on their investments is not encouraging Landlords to purchase a home for a tenant. Landlords are not just verbally complaining, they are using their feet and leaving, that's how bad things are getting. I will be selling rental 2 properties this year which I would rather not do (if I was making more income from them I wouldn't sell them) and both properties have gone up in price that they would not be purchased by an Investor to put a renter in.

So that's 2 more Renting families looking for a rental. No new houses are coming on the market as there is no incentive for a Landlord to purchase to house a renter.

Please make it easier for a landlord to enter the market, stay in the market and be able to get a return on their potentially risky Investment.

I agree keeping the rent for 12 months for a tenant but not a new Law limiting my ability to get Market rental rates for a property within 12 months, and this Law proposal is not solving the housing crisis which would be solved only if new rental homes came onto the market. Making it harder for Landlords to get a return on Investment only prevents Investors from considering providing a new home to the market and is driving them to other Investments.

Thank you

[REDACTED]