Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

Submission No:	26
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Publication:	Making the submission public but withholding your name
Attachments:	No attachment

Submitter Comments:

We are all struggling financially at this time. Not just tenants. The mortgage interest rates are high.I bought my property with my hard earned income. It was not passed on to me by family. I really don't want tenants to make modifications and insert fixtures and fittings. It will affect the value of the property. The tradies charge high fees for just inspecting/ visiting the property. (Call charges). The tradies should enter the property when there is a problem. 48 hour period is too long for entry notice.If the tenants break lease they should be paying fees. The property has a mortgage on it. The bank does not give me any discounts for not paying the mortgage payments on time. Rent increase frequency should be tied to the tenancy. It is very unfair to tie it to the property. Property owners have costs too. The inflation is out of our control. Rent increases should reflect the economic changes and inflation. If you want to change the tenants situation maybe you should look at creating more public housing. We are land lords and own our properties (investment) because there is something called negative gearing in this country. This will not happen if there was no negative gearing. It is not my fault that they made the such policies, which makes it attractive to own an investment property.I worked hard for every single dollar I made. I went to university. I did post graduate studies. I didn't have any family to support me or hand me a property. I have a little nest egg (2 investment properties) and it is because there is something called negative gearing.If properties are being modified and we can't recover the losses from tenants (utilities, lost rent) then most of us would end up selling our properties (probably to home buyers not investors). How is that going to help future renters?