

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

Submission No: 27
Submitted by: Elle Osborne
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Submitter Comments:

I write my submission in relation to the below points: Make the rental application process fairer and easier by giving renters a choice about how to submit their rental application and prescribing a rental application form that limits the information that can be collected from a prospective renter: The application form is an opportunity for the owner of the property to approve who lives in their investment property. I believe that by making the application 'easier' to complete, is not a necessity, the application forms are already easy to complete, the tenant is often one that does not provide accurate information to the agent so that the application can be processed easily. If an application form is going to be prescribed then it must also advise tenants that they must provide accurate information and also not provide false or misleading documentation. Ease cost of living pressures for renters by protecting renters from unreasonable fees and charges, including reletting costs and rent payment methods that attract costs other than bank and other account fees usually payable for transactions: If a tenant chooses to breach their contract of their lease agreement with the owner of the property, why should the owner bear the costs of the tenant's choice to end the contract early? The owner of the property usually has commitments such as mortgage repayments, costs of holding the investment property etc, to have a tenant then breach their contract and have the owner of the property out of pocket is extremely unfair to the owner of the property. There should be strict guidelines about the tenant having to hold up their end of the tenancy contract that they have signed. I believe that by capping costs for a tenant that breaks their contract will encourage tenants to break their contracts more often as they will know that they only have to pay a set amount as compensation to the owner of the property. This is making it easier for the tenant and much harder for the owner of the property. Owners of investment properties are not the wealthiest and richest people, they are simply choosing to invest in property to help with their future goals. More common than not the owner of the property is continually paying a lot more than the weekly rent they receive to hold the investment property. Help to stabilise the private rental market by applying the annual limit for rent increases to the rental property not the tenancy, and banning all forms of rent bidding: By tying a rental price to the property this will encourage more property investors to leave the market. I myself own multiple properties and feel that it is only fair that my property rental prices can go up according to the market, and also ever-increasing taxes, rates, water charges, insurance costs etc. If this law passes, we will see many property investors leave the market. The government needs to start working to help property investors as well as tenants, however putting more pressure on property investors to keep tenants happy is only going to make more property investors leave the market. The law is already so much more in the tenant's favour than the owner of an investment property.