

## Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

**Submission No:** 31  
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**Attachments:** No attachment

### Submitter Comments:

All of the items listed for inclusion in the Amendment ACT 2024 are necessary however do not conclude the risks to tenants from landlords. Whilst 'end of fixed term' evictions exist' tenants who are viewed as problem such as exerting their rights under the law are at risk purely as they can be viewed as troublesome. In addition provision of services under the Residential Tenancy Act is very basic insofar as in a movable dwelling park the owners are stated as not being allowed to make a profit from provision of electricity insofar cannot charge an electricity service charge to all tenants but only pay for a single service charge themselves or charge more for electricity as an on-supplier than they pay the supply company. However privacy laws prevent the tenant from knowing what the landlord pays as their electricity bill is private. In my own case, when I started my tenancy I questioned the owners stated rate of 41c kwh as I knew that in Brisbane the rate was only 26c kwh. I did not at that time that the law stopped owners from making a profit from on-supplying electricity. A year later a group of tenants took the owners to QCAT over an excessive rent review and one of the group separately agitated with the electricity and as a result the owners had to refund to the tenants the over charge. Separately as a senior, I get a rebate on my electricity consumption. However as I have an extensive solar supply and storage battery system, my consumption of grid electricity is very small. I understand that electricity rebates are cumulative and I never receive any advice as to what is my credit balance. The act needs some qualification in law to enforce owners in an embedded electricity system such as ours, to advise us every 3 months what our balance is by law as a recent request from me for that information has been ignored. If a tenants electricity consumption is excessive, such knowledge may cause them to reduce consumption. The law should force the giving of essential information to the tenant as good will by the landlord is not always evident.