

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

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Dear Committee Secretary

**RE: Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill  
2024**

I am writing to you in relation to the proposed legislation changes to the rental laws in Queensland. As a landlord of some 22 years, I consider myself to be very fair and respectful to my tenants. While I am not a lawyer, it appears that the proposed changes unfairly affect the property rights of owners. That is the government appears to be transferring property rights from the current owners to the tenant. There appears to be no flexibility in the new laws in pertaining to individual circumstances.

I am in the process of renovating and updating two properties. I am quite concerned regarding the phase that "making it easier for renters to modify and personalise their home" I may be spending money only to have tenants able to change paint colours and knock down walls. This may infringe on the rights of the property owner and could lead to claims for compensation to the owner.

- Rent Increases.

I support rent annual rent increases and banning of rent bidding. I *do not* support the 12-month rent increase being for the property, not the tenancy.

*True Story:* After 14 years, an elderly tenant very reluctantly has had to move into a nursing home, thereby breaking his lease by nearly 6 months. I have not penalised him in anyway. I am taking the opportunity to update the unit. Under the new legislation, I would not be able to increase the rent for the new tenant. I have numerous long-term tenants who could be disadvantaged by the new laws. Currently their rental increase can be below comparable market rents. Under the proposed changes, this could back-fire on the owner, if the tenant were to vacate.

2.

- Clause 57. Water Service Charges.

a) Non-Strata-Titled unit blocks receive one water rate notice. The Landlord must read each individual water meter to charge for water usage. My tenants are given the readings in their invoice.

*Question:* Will each tenant be required to receive a copy of the building's total water notice as a "copy of document issued by relevant water supplier"?

b) The twice-yearly water notices issued in the city where my rental properties are situated, are not for the current previous 6 months of usage. This means that the council notice received could be for water used by the previous tenant (in a house or unit) if there has been a change of tenants since the last water notice.

*Fact:* The water rate notice issued in October 2023 was for the period January 2023 to July 2023. April 2023 issued notice for mid-July 2022 to mid-December 2022.

c) Request for information from applicant.

(2) "However, a lessor or lessor's agent must not request information about a prospective tenant in (b) a notice to remedy breach given to the prospective tenant by a lessor or provider"

*Question to you:* Would this mean that a landlord could not obtain a rental "reference" from a prospective tenant's former real-estate agent or landlord?

- Clause 16. 93A Issuing of a rental ledger if requested.

I feel that this is a breach of privacy for the tenant leaving. The new tenant may know the previous tenant, and if in arrears, it is not the new tenant's business. It is between the previous tenant and the landlord.

- Clause 18. Rent in Advance.

I have tenants who are ahead (by choice) with their rent by more than two weeks. Other reasons this has occurred over the years are a) they are going away on holidays b) have received Christmas holiday payments and want to make sure the rent is paid c) some people are paid monthly, and budget that way.

Thank-you for the opportunity to voice my concerns over the proposed new legislation. While the government is presenting the proposed legislation as a solution to problems associated with scarcity of rental properties and increasing rental costs, at no point does it address known inputs such as immigration, overdevelopment, the covid lockdowns and building costs. I realize that the committee is attempting to improve the rental situation.

I trust that my input may assist you in not making the current situation more complicated for all involved.

Yours faithfully,

