

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

**Submission No:** 48  
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**Attachments:** No attachment

### Submitter Comments:

I have experienced the downside of all the following things not being in place so I have the following suggestions while this topic is being considered. Please outlaw rent bidding so that properties can ONLY be rented at listing price. Please make regional/suburb caps for appropriate list prices. Please do not allow rental applications to ask if there will be any pets. The law that claims to eliminate discrimination against pet owners in reality means that landlords will always choose pet free renters, but simply never state pets as the reason someone was or was not chosen, they will find another reason to list. There is truly no way other than blind applications not including pets info, to make the situation anti discriminatory against pet owners. Please cap rental increases per year at 5% of the rent value. There is no excuse for it to increase at the rates it has. My rent for the same apartment (inner suburbs) has gone up 37% between Feb 2022 and Sept 2023. That's not okay. Fortunately my dual income no kids household could support this rental increase but other families become homeless because of this. Please outlaw Airbnb'ing any properties that owners are not living in full time. As in, if someone has multiple properties they should not be allowed to airbnb them, only allowed to airbnb spare rooms. It's not fair that local people need homes and property owners are turning what could be homes, into privately owned hotels for tourists. Please consider building social housing and affordable housing as the current construction seems to solely be luxury inner city apartments.