

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

**Submission No:** 57  
**Submitted by:** Andrea Macdonald  
**Publication:** Making the submission and your name public  
**Attachments:** No attachment

**Submitter Comments:**

I write in reference to the proposed Stage 2 rental law reforms. As an owner of a rental property, I am concerned about the proposed changes to the current rental laws in reference to the following sections: S207 - S209 Alterations to fixtures & structural changes - A lessor should retain the right to approve or refuse a tenant's request for alterations to their property without a blanket time restriction as it is likely that more than 28 days may be required to obtain information necessary to consider the tenant's request. S155A Bonds - the only acceptable way a portable bond scheme can work is if both the lessor & tenant give their approval to the portion of the bond to be assigned/transferred to the new tenancy. Otherwise, the lessor is not able to make a claim on the bond for any money owing or property damage. S146 - the bond should not be capped 4 weeks rent irrespective of the rent amount. A property that has a weekly rent over \$700 should have a larger bond to cover the lessor at the end of the tenancy for unpaid rent or property damage. The larger the property, potentially the more areas to damage. S91, S93, S93A, S93B - the rent increase being attached to the property not the tenancy agreement itself is prohibitive on the lessor. If a new lease is commenced on a property, it should be inline with the current market conditions. S357A(1) - reletting fees are reflective of the costs incurred by the lessor when a tenant breaks their lease contract. These fees should be paid by the person breaking the contract and not be capped to the amount of reletting costs or amount equal to rent payable between the vacate date and the relet date. The lessor should be compensated for any losses incurred when a contract is broken.