

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

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To: [Housing, Big Build and Manufacturing Committee](#)
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To the committee Secretary,

Please consider my feedback on the following points.

Better Rent Protections - I do agree rent bidding should be banned to give all renters a fair chance at securing a property.

I do not agree that rent increases should be attached to the property instead of the tenancy. I should not inherit someone else's rental decisions regarding pricing should I buy a property, nor should someone inherit my decision should I sell. Except for the current lease term that may be in place.

I should be able to apply an increase should a tenancy end and a new tenancy commence. I do not increase my tenants rent during a 12 month lease period mid cycle and do support other owners not being able to do this. However, if the tenant takes a 6 month lease, a new price should be able to be offered should a new lease commence.

Making it easier for renters to modify and personalise their home - No modification should be allowed without permission. I have never expected this as a renter and respect that an owner should not have to pay out to return a property to it former condition. I have had renters in the past ask permission to make changes which were granted under the condition that they return the property to how it was prior to vacating. Only to have the tenant not do so resulting in me being out of pocket to fix modifications that have diminished the value of the house. When my mother rented her house out the tenants made changes which resulted in windows being painted shut and the use of inappropriate colour schemes such as blue walls matched with red windows frames. This resulted in a substantial expense to correct the tenants choices to bring the dwelling back to an acceptable standard. When you rent, which I current am doing so myself, it may be your home, but it is not your right to alter and change someone else's property potentially resulting in expenditure for the owner.

There is not enough housing as it is and there will always be a need for rentals. Therefore we need investors. Pushing investors out of the market will not improve the housing situation. If anything it will place a higher burden on the government to supply social housing. As a renter and an investor I deserve to have my rights preserved.

Thank you,
Jo Campey

