

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

**Submission No:** 83  
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**Submitter Comments:**

## Submission for the rental law reform

Hi, this is Winnie. I am one of the many landlords in QLD. In regards to the proposed rental law reforms, I would like have some input in it.

1. I support banning all forms of rent bidding.
2. I don't support limiting rent increases to 12-months, attached to the property instead of the tenancy. I have already had terrible experiences with the former, e.g. messy accounting and administrative problems with my property manager which took almost two months to correct. If you choose to make this situation worse by attaching restrictions to rent increases TO PROPERTIES, you will only worsen the situation. Last time you rolled the rule out without fair warning or consideration of start and end times. If this happens again I'm sure myself and many more landlords will just give up and sell our hard earned properties. Instead the government should set up a heavy penalty to dodgy landlords who are exploiting the current rental laws. I think that would be more helpful to renters.
3. I don't support making it easier for renters to modify and personalise their home. Please be reminded that "you see what you get", if there are any faulty issues, I don't mind rectifying it asap . If renters need any modifications, I don't mind following their wishes provided that it is reasonable, such as daily living needs. However, if it is just for one's personal preference, sorry I wouldn't allow it. I once had a tenant dig out my lawn for his big truck parking and then he broke the lease. I spent almost \$5500 to fix it. Another tenant removed my newly installed electrical stove for his own gas one and did not correct it when he moved out. Both didn't feel they had done anything wrong so they refused to pay for the corrections and their bond couldn't cover that much money. We can't make it too easy for renters to modify the house. They need to get landlord approvals. Of course, I do believe that renters should have the right to appeal if the disapproval is unreasonable .
4. I think the entry notice period of 24 hours should remain the same. 24 hours is enough for people to do any preparation to protect their privacy. Landlords/tradies need to be able to address problems on time before the issue necessitating entry becomes an emergency/ exacerbates. 48 hours of delay could make the problem worse.

I hope the committee will now have some insight into the landlord's POV.

Yours truly,

Winnie YUE

