

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

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Committee Secretary
Housing, Big Build and Manufacturing Committee
Parliament House
George Street
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Dear Sir /Madom

I am making this submission in relationship to the propose changes to the Residential Tenancies and Rooming Accommodation Act 2008.

The section I would to see stay the is s93 (minimum period before rent can be increased)

The reason for this is,

We have a tenant move out of a house due to a break down in a relationship (there were halfway through a 12-month lease) and while the house was empty, we decided to repairs to keep the house up to a reasonable standard, with the proposed changes I would not be able to increase the rent to reflect the repairs and any increase in the market.

The second example of where I will have a problem with this is that I rent one of my properties to my daughter at a reduce rate to help her out, which means I will have to increase her rent before she moves out or be stuck on the lower rent till the 12 months is up.

The other problem is when the rental market to back to over supply/surplus, we, as owners will have no choice but to drop the rent to be able to get tenants.

Regards
Craig Thomas