

Submission Rental Changes

To whom it may concern,

I am a licensed real estate agent who has been working in the industry for 25 years. I am also a landlord.

Over the last couple of decades seeing the changes in the real estate investment market has been scary to say the least.

We are constantly hearing about the current rental crisis, renters affordability and lack of affordable housing and the need for more low income housing. Then you start to change the system to benefit a tenant once again. You wonder why there is a housing crisis. Please tell me what incentives are there for me as a landlord. What are my choices? From what you are proposing, I have no choices, I cant choose to make decisions for my own property that I maintain, insure, give a stranger the opportunity to live in. Yet here we are having to fight for the right to have a say in our own properties.

MY QUESTION TO YOU :

Yes a landlord should be given the opportunity to know who is living in their home, Would you not ask the same questions if it was your home,

Yes a landlord should be entitled to have the bond held until the finalisation of the tenancy and not released before they even hand back the keys, - would you want this for your own home facing the possibility that any damages and cleaning will need to come out of your back pocket.

Every landlord should be entitled to their property back without question it should not take 7 months to remove a tenant from a property after already having received a 90 day notice. It should not be the decision of an appellat court to decide if the tenants 90 days' notice be overturned if the tribunal have already decided that it is valid. The system on this side of things need an over haul.

Tenants seem to have it all their own way, no one wants to upset the apple cart and actually say sorry but NO.

I want to have a say if my tenant has a pet , I am the one at the end of the day who's stuck cleaning the carpets, having them replaced if they reek of urine and not maintained through out the tenancy.

The bond only goes so far and usually its never enough with tenants that don't maintain houses.

You took away bonds for pets, you reduced fully furnished property bonds, you now want to remove the only way a landlord can remove a tenant for no grounds, and stopped bond top ups. How much more will you take from landlords.

And you wonder why there is a rental crisis. Stop wondering , this is why!