

From: [REDACTED]
To: [Residential Tenancy](#)
Subject: Landlord perspective
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SUBMISSION:

[REDACTED]

[REDACTED]

21 July, 2023

We have a farming property of a cuppla hundred acres [REDACTED]
[REDACTED] Under RU2 zoning we are allowed only two dwellings. We have three plus two mobile dwellings. Under the Agritourism policy we can provide a campsite with "bathroom facilities". The two cabins (bathrooms) are with Hipcamp, like Air BnB but for campers, but are often booked out for longer term as there is absolutely NO low cost housing alternative. Presently one cabin has a [REDACTED]
[REDACTED]
[REDACTED]). She did not want to live in a share house. The other cabin at 14M long with septic system is currently rented while a young couple are settling on selling one property and purchasing another. They are unsure how long the procedure will take and as we offer a flexible arrangement they are happy to have a roof over their heads. \$260 and cabin includes Q bed and linen, separate bedroom with mirror robe, full bathroom inc washing machine, full kitchen, furnished lounge, firepit, carport, deck etc. Previous to them moving in we had a couple from [REDACTED] who originally booked through the Hipcamp platform but extended their stay as they were both offered jobs in hospitality. It was only a temp arrangement but as they could not find an alternative they decided to move north and out of this area.

We as landlords are walking on glass with this arrangement but under Council guidelines we are unable to offer permanent rental either the two movable dwellings or the ex-housing commission house we moved here over 20 years ago and at which time we never sought a DA, nor under zoning would it have been granted.

We understand the reasoning behind Council's decision, however, with the housing situation the way it is, we feel there could be a more flexible approach to forgo the short term rental to being able to offer longer term

security until the rental situation resolves. There are people sleeping in cars while we have a perfectly solid 2 bedroom weatherboard cottage standing empty for 12 months. Previously rented for 11 years by High School teacher and more recently rented for six years by Nurse who we moved out from this dwelling to the second and DA approved dwelling. She has been working interstate on [REDACTED] while they save for a home of their own and has recently returned from [REDACTED]

[REDACTED] We need to look after our medical staff. If they have no local accommodation they will move away!

DOGS: There are people who love and look after their animals and give obedience training and then there are others who consider a new carpet with no consideration. At one stage we had a tenant, who previously was long term decide to offer a dog minding service in our rental. We had to unexpectedly go over to the rental and found 11 dogs running amok! We were left with a lot of work to be done when they finally left. The situation came about when they asked if they could get a male dog and let their female have pups, they ended up keeping one lot of pups and it went from there. Both rental cottages have tidy little gardens and sometimes this is not compatible. We have no objection to a small, well behaved, perhaps older companion animal. However, we have wildlife including koalas and we have cattle.

EVICTIONS: The no reason eviction should stay. I can elaborate should further details be required.

