Submission

I have taken the survey and read the paper.

Many of the changes you are suggesting will make renting more difficult as a landlord. I feel that the government is overstepping the bound. Regulation will only make the system worse rather than better. Generally rent increases are negotiated ie landlord suggests increase tenant says too expensive and a middle ground is found. If rents cant be increased to cover the increase costs of making mortgage payments – there will be less units to rent – it will be non feasible to rent them out with changing economic events. Seriously, they barely cut even with land tax, tax , expenses etc. Who will decide excessive- and it really should be judged by market forces – really stay out of this process.

If a landlord wants to end a tenancy then they should without giving a reason- just like the tenants do – they don't have to provide proof of whatever reason is given. This will not change a landlords desire to get rid of tenant. Again, why is the government getting involved in a commercial relationship that's private- in the long term this will end badly. Generally if tenants are reasonable no landlord will want to move them on – eg we have had tenants in for over 15 years. Those tenants that are poorly behaved, damage units, don't pay, disrupt the community should be bale to be moved on. If this is to be added then a rule that states – poor behaviour, disruptive etc should be included. Maybe there should be penalties for those the destroy properties that aren't covered by heir bonds and then the landlord is left covering al the costs- this can be financial devastating. What is good for the goose should e be good for the gander.

There is already such bias in the laws towards tenants, this is getting worse and is now really unfair if all these laws are enacted. You should strongly reconsider what is proposed. I also hope that there is balance in the response. I suspect more tenants than landlords will reply. I only happened to find out by chance – rather than in any systematic fashion eg systematic distribution to both groups.