From: [redacted]
To: Residential Tenancy
Subject: Improving rental rules
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Attachments: [redacted]

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Hi,

I manage both Victoria and NSW property's.
The legislation changes in Victoria which NSW are looking to follow , I would suggest is bad for renters and landlords.
We have noticed numbers of Victorian investors dropping due to the legislation changes in Victoria.
Adding a greater demand and causing rents to increase.
Landlords feel its a bigger risk as its difficult to control there investment in Victoria.

Becoming impossible to get a bad tenant out of a property.
The more these changes become one sider to tenants , the more landlords will sell and invest money in other things.
Creating a higher vacancy and less rentals , which will add greater pressure on renters.
We need to encourage more people to invest and ease the rental demands and to level out pricing.
This means we need to make it easier for a landlord to terminate a tenant, no bonds to be transferred creating uncertainty of getting the full bond.
Pets only on request, its not a right to have pet.
This will also deter people investing in property's making more and more changes.

We need to be able to get out bad tenants for landlords. Good tenants are not at risk.
Its tenants who are not looking after propertys or paying rents on time.

Needs to be a balance and to be fair, but landlords are taking greater risks having an investment and keeping people from being homeless so why discourage people from investing by making it one sided and favoured to tenants , why not encourage good people to buy good homes for renters.
We don't want to make it renting harder for tenants , just need a fair balance.
We need more landlords not less landlords to solve this change in the rental market.

Kind regards

[redacted]