

A few points to consider:

Most landlords I know are “mum and dad” landlords – they are not super well off – they have one or two investment properties and are “having a go” at financial independence.

Most have had the odd bad experience with either bad tenants or useless agents – it is important that the system works for us landlords as well as for tenants.

The costs of being a landlord are ever increasing – rates, insurance and agents’ fees are all increasing – it will not work if rents are somehow capped but other costs are uncontrolled. Additionally, maintenance costs are skyrocketing – most tradies are well over \$100 per hour!

In many cases the 4 weeks rent cap for bonds is already insufficient – to allow the bond to be transferred before all matters with the existing tenancy are finalised is leaving landlords open to unnecessary risks re losses.

Landlords must be able to either occupy or sell their properties when they choose (subject to lease arrangements).

A lease is an agreement or a contract – if we agree on say a 12 month lease then that is the agreement – it is not an agreement for something else