

I am a renter I have rented in 3 different states. Currently I am living in a rental property. It is a set of three flats, owned by the same owner and managed by a real estate (third real estate). I have lived in the property for 12 years. During which time I have had rental increases. The first was not excessive the most recent was my rent was \$130/ wk now it is going up to \$200/wk. I wouldn't of minded a gradual rent increase over the years but this is excessive. I would like to see rental increases tied to the Consumer Price Index (CPI) or some other such measures, as rental prices are ridiculous. I know if the landlord ends my tenancy, I will really struggle to find another place to live, despite being a teacher which during covid I was termed an essential worker. Years ago, I thought I might like to be a life renter, but not anymore. Perhaps in another country where the laws support this.

The building has structural issues and both the landlord, and the real estate are aware of this, yet they do nothing! I do not complain about things as I know I will be targeted and have the landlord end my tenancy.

Part way through my tenancy about 6 years ago the property was sold to a friend of the old landlord. The real estate of the day didn't inform any of the tenants and I was surprised that nothing had to be fixed to come up to standard before the sale. Guess that shows how much I know. Despite my rental increases nothing but dire plumbing issues get fixed. I get questioned by the real estate about why tiles fall off in the bathroom (What did I do to cause this?) the tiles are ancient and cheap, and the flat was built cheaply the tile glue has aged and every summer when it gets hot tiles fall off. The unit is fitted with some ancient uneconomical appliances. The electric oven is a whirlpool 1960's, the electric hot water system is rated as economical (for a large family it would be), for a single person renting a 2 bedroom flat it is not. So, I have been paying very high electricity bills. You ask me and renters should be subsidised for electricity and governments need to give landlords incentives to upgrade. Did I mention the flats have no double glazing or insulation. Heating and cooling adds to my electricity bill.

The last tenant in flat 1 was involved with a fire in the flat, this was contained, and the electricity was out for 3 days, goodbye – frozen food, light and hot water. The real estate blamed the electricity company and told me I had to contact them for compensation. To this day flat 1 remains burnt out and boarded up. With the current housing crisis, why don't local governments or state governments start penalizing owners who are sitting on derelict properties in suburban areas so that they fix them and make them available to renters. This property has been like this for a year and a half.

Currently I am on a one year lease (they only put me on one because of the rent increase). I had been asking to be put on one for years. Even asked for a two year lease at one stage, was refused I assume because the real estate never got back to me.

Another thing I would like to see legislated is plumbing, my toilet ran for about 3 years, now I am environmentally conscious and I reported the leaking toilet multiple times, the seal from the cistern was damaged. I don't pay water bills as the units are not separately metered, it got to the point where the council sent letters to the tenants asking about excessive water usage. Finally, after what must have been huge bills to the owner the problem was fixed. Why did it take so long? I would like to see legal action by local governments or state governments over such environmental crimes.