

Trying to make the rental process fairer:

We need measure to address the follow:

- In regards to the question of “**require reasons for why landlords can end a lease (ending ‘no grounds’ terminations)**”, the instances of this happening would be reduced by allowing landlords to increase rents
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 - Not limiting rent increases to yearly. As a landlord, I still haven’t seen the rent per week return to what I was getting prior to the COVID pandemic (while the tenants negotiated lower rents).
 - The amount of notice a landlord is required to give to re-acquire occupancy of their property or increase the rent should be aligned to the notice period a tenant needs to give on the same matters. Assuming some instances for ‘no grounds’ terminations relate to the above, this will limit the use to genuine cases.
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- “**making it easier for renters to keep pets**” – the issue hear is around needing to control: noise, hygiene and wear and tear definition, small bonds, safety of other occupants when in hallways and lifts.
 - If these can be addressed AND ENFORCED without the need for body corporate intervention then this would not be an issue. Considerations are: pets need to be certified as socialised, toilet trained; also they should be limited to hard floor surfaces and not allowed to lay or sit on carpets as steam cleaning is difficult to enforce on a regular basis (quarterly).
 - Who is liable for injuries for pet attacks in common building areas? How is this charged to the tenant?
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- “**Protect renters’ personal information and privacy**”: any increased privacy here needs to be limited to what landlords do not need to assess a tenant that is stable financially and history of maintaining past rental properties and conducting their life in a non-disruptive way to other building occupants. This is ‘in-spirit’ along the lines as the credit agency disbursement of information for allowable purposes.
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- **make it easier to transfer a rental bond from one property to another**: this needs to consider that bonds are there to limit (but not remove) the cost of tenants needing to make good the premises they have been living in. Short notice periods by tenants makes arranging inspections problematic and time taken to correct issues or get quotes to correct issues. Any transfer buy changing the associated premises should be after all issues have been addresses regarding the vacating of the premises.
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- **make the system fairer in other ways**
 - in response to RBA Cash Rate movements. The RBA movements are designed to reduce spending in the economy and allowing landlords to increase rents is an extension of the RBA’s intent when increasing the cash rate.
 - So allowable grounds for increasing rent should be extended to increasing costs being incurred by the landlord that do not need to be documented for the tenant.
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