

Dear Rental Commissioner,

I have been a landlord for an investment property since 2017 and in that time I have dealt with:

- Tenants defaulting on rent for 14 days
- My property management company going into administration, causing me to be out of pocket more than 5 months rental income
- Intentional damage to my investment property.

I would like to see, going forward the following:

- A process that would require reasons for why landlords can end a lease (ending 'no grounds' terminations) – **until 2011 it was very difficult to do a 'no grounds termination'. Tenants were allowed to contest the termination at the tribunal. This would be a major step backwards.**
- A process that makes it easier for renters to keep pets – **it should still be at the landlord's discretion but the present arrangements make it very difficult to have pets in strata properties. I would support changes to make it easier for tenants to have pets in apartments as long as the landlord could still say no.**
- Protection of renters' personal information and privacy – **There is a proposal to reduce the information prospective tenants are required to provide in their application. To make this change would make it difficult in the tenant selection process.**
- A process to make it easier to transfer a rental bond from one property to another – **the present system allows for the transfer of rental bonds. We do not allow current tenants to transfer their bond to the next property because it is not in client's best interest.**
- A process to the system fairer in other ways, which can be achieved through a combination of the proposed suggestions above.

Thank you for your consideration.

Maggie Wei