

From: [REDACTED]
To: [Residential Tenancy](#)
Subject: FW: Fair rules for everyone in the rental market
Date: Friday, 4 August 2023 11:51:50 AM

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From: [REDACTED]
Sent: Thursday, 3 August 2023 2:01 PM
To: [REDACTED]
Subject: Fair rules for everyone in the rental market
From: [REDACTED] - 3 August 2023 at 2:00 pm

Dear [REDACTED]

As an investment property owner, I am writing to express my deep concern over the proposed changes to tenancy laws which limit the decisions I can make about my property.

Over the years investment property ownership has become increasingly onerous which disincentivises hard-working people like me (and other owners), to put money into property. These proposed changes only increase these barriers by further restricting how I use my property. The housing shortage is a serious problem, a serious supply and demand problem. Changes to the law such as the abolishment of no grounds terminations so that there will be limited circumstances in which I can end a tenancy and introducing portable bonds will fail to address this issue, exactly as it has failed in other states!

Furthermore, these changes will increase NCAT applications, overloading the system, but also discouraging landlords like myself from owning investment properties. I am not wealthy and need the security of a full and accessible bond at the beginning and end of a tenancy to protect this asset as I'm pouring my savings into it. Portable bonds will take away this security.

Before you drive people like me away from property investment, I urge you to consider all parties involved and make reasonable long-term policies that benefit everyone.

[REDACTED]