

For the years that I have owned investment I have noticed a strong trend towards protecting tenants but not owners. The proposal to change tenancy laws to further restrict what I can do with my property (such as limiting when I can end a tenancy and introducing bonds which can be transferred) is concerning as this only further remove protections I have as a landlord.

As I understand it, Government is concerned with fixing the housing crisis. However, your proposals are discouraging me, and several others I am sure, from owning a rental property which will simply result in higher rental prices and less houses available for tenants to rent.

I'm particularly worried about proposed changes to legislation which would mean I could not end a tenancy except in limited circumstances – such as selling or moving into the property. Unfortunately, life usually doesn't fit into neat check boxes and there could be many reasons which might cause me to end a tenancy, which aren't based on these limited grounds. This makes me feel like my hands are tied and that I can't make important decisions which affect a property which I have poured my hard earned savings into.

Government keeps saying that these proposals are to fix the housing crisis, but I would like to ask how? As I understand it, the housing crisis is caused by a lack of available rental properties so I can't see how renting my property to one tenant instead of another will impact the number of properties on the market. If anything, it might reduce the property pool as these changes are making me seriously reconsider my investment.

There is also a need for a bond to remain in place past a vacate inspection, to ensure that my property is returned to me in satisfactory condition ready for my new tenant. The proposal to introduce portable bonds could create substandard living conditions for tenants and increased NCAT hearings, which, to my understanding is already a department that is under stress when dealing with its current caseload.

My hope is that Government will realise that the current proposals will not alleviate the housing crisis, only exacerbate the issue.

Stop putting pressure on a system already under pressure.