

3. Removing No Grounds Evictions

Removing no grounds evictions is a bad decision. If a tenant doesn't pay rent or causes serious damage, makes threats against the agent/owner or uses the property for illegal activity, the owner/agent should be able to evict them. This removal will only reward bad tenant behaviour and make it more difficult to attract investors and keep existing landlords.

In Appendix 1 are photos of the damage caused to a city apartment by the tenants who abandoned the property and didn't pay the rent. The property was furnished with new furniture and bedding, the appliances were new. There was not a single item in the property that wasn't damaged including the air conditioner control on the wall, the plantation shutters, the dining table and leather chairs and the walls and floors. The dishwasher blew up when we tried to start it and the sink was full of grease and flooded when the dishwasher was turned on.

[REDACTED]
[REDACTED]. The damage to the property was sustained over a 4 month period. What protection do landlords have against this type of damage?

4. Keeping Pets

A landlord should have the right to refuse pets because it's their property. In my work as a property manager, I've seen the results of pet damage. In one example, a tenant kept a young dog on the premises without advising the agency or seeking the owner's permission and the dog chewed the kitchen cupboard doors and architraves, which resulted in \$8000 damage. The bond was not enough to cover the damage.

Although tenants professionally clean the carpets when they leave the property, it's not enough to remove pet odour, especially from cats.

6. Portable Bond Laws

This law will enable tenants to move their bond and not be accountable for any damage or rent arrears unless the owner goes to NCAT. This puts additional pressure on owners and agents and will tie up tribunal hearings. This law needs to remain as is because if a tenant is a good tenant and doesn't damage the property, leaves it in a clean condition and pays their rent, their bond is returned in full.