

1. I am a landlord owning a few residential investment properties and I am a self funded retiree. There is a complete imbalance in favour of tenants that these proposed reforms will now push to even further inequity and bias against landlords. This has to stop! We are not living in a communist socialist country. This is a free enterprise economy - but it seems not to be the case. Landlords have suffered and sacrificed their whole lives to build a small portfolio so they can retire without reliance on the government pension. Others choose to spend their money on great lifestyles, going out for brunch, dinner and going on holidays - My family never got to enjoy such a delightful lifestyle because of the great financial sacrifices we made to build our wealth. Why are we being punished for our sacrifice and those who don't sacrifice rewarded?
2. Please consider everything I say in this email to the fullest extent possible.
3. **Removing 'no grounds' terminations** - If you impose this, then also impose it on tenants! At the moment, landlords need to give three months notice to end a tenancy whereas tenants only need to give three weeks notice to vacate! Where is the equity? It is incumbent on you to be fair and equitable and what is the situation now is not! What you propose is even worse. Don't do it!
4. **A new model for keeping pets** - Pets are fine, but do you realise how much damage they cause to landlord's property? It is not just about getting the carpets steam cleaned. Its about the smell, the fleas, the scratches on the door architraves etc. If a landlord takes the tenant to Tribunal, the landlord loses - always!!!! So the result is more damage to the landlord's property that the tenant just gets to walk away from and not care or be responsible - This inequity has to stop. Make the tenant fully accountable and they will look after the property as if it was their own. If you do this, then no problem having pets.
5. **Renters' personal information** - This information should be made available to the landlord as many tenants default on their rent and cause damage to the landlord's property without consequence to the tenant! Currently, a landlord will take a tenant to Tribunal to have the damages cut in half because the tenant is so protected and the landlord is not. There is no duty on tenants to report damage early so the damage is minimised. There's no incentive for tenants to not destroy property that is older than ten years at the Tribunal dismisses the cost of replacement of these items as a 'written off' asset. This is ludicrous as the damage is still caused and the cost to replace is still relevant. Landlords only get 2.5% depreciation on these items and can not even write them off on their income tax. I had this experience with one tenant where every light fitting was smashed and every smoke detector destroyed. The tribunal awarded me nothing claiming they were already fully depreciated. After Tribunal award against a tenant, all they have to do is disappear and not respond to demands for payment. Landlords need their personal contact information so they can properly enforce Tribunal and Court orders. If you don't allow landlords access to such information, then create a repository for such information so orders can be properly served and tenants can not simply hide. You also need to create a government database where tenants that repeat this sort of behavior are registered so agents and landlords can check the history of a prospective tenant before signing a lease with them. Automated decision making - I have no issue with this, but landlords should be entitled to understand all aspects of a prospective tenant so they can make informed decisions about any of them. This includes their history as a tenant in other properties.
6. **Portable rental bond scheme** - I have no issues with this idea, however it is fundamentally flawed when it comes to tenants having caused damage to a landlord's property or failed to pay rent or utilities. It takes

several months after a tenant vacates a property to have a matter heard in Tribunal - The bond must be retained as security for the outcome of the Tribunal - It is not possible to move this bond to another property while the is Tribunal action afoot. Otherwise, its fine. Great idea.

7. **Information to help renters know when a rent increase is 'excessive'** - Again, total inequitable idea. When there is an over-supply of properties for rent and renters can just walk out on lease and only pay two weeks rent to get a cheaper place to rent, that's all fine with you! Right? Screw the landlord. You say well, that's a reflection of the market and it is just bad luck for landlords. Same during covid. Bad luck landlords, you are rich, so you can just suck it up! Did landlords get their bank interest, rates, repairs bills cut in half....NO! But now, for once, the market is correcting in a free enterprise economy, you want to bend the rules again in favor of the tenant who is free loading on living expenses because they won't make the lifestyle sacrifices that landlords did. Just leave the amount of rent to be determined by the market as it is in all cycles - OR, introduce equitable protection for landlords when there is a glut of rental properties to protect landlords' interests as well.
8. **Other changes to improve rental affordability** - Same comment as above in Point 7.
9. **Other changes to make rental laws better** - I have issue with this - Tenants should be aware of the situation of a property for services. Tenants should be able to pay rent how they like, but it shouldn't cost the landlord - If there is a cost for the payment, the tenant should bear this cost. All tenants should be made aware of any strata bylaws and they should be required to comply with them. Many tenants just dump their rubbish on common property when they vacate a property and there is no recourse to recover the cost of removing such rubbish. Owners corporations can not take action against the owner because they didn't cause the damage and they can not take action against the tenant as they have no power to do so nor do they have the old tenant's contact details. Please put a system in place which requires tenants to maintain their contact details after vacating a property so that when action needs to be taken, the tenants can be located and contacted - even if it is through a government repository database.

Cheers