

To whom it may concern,

I'm a landlord for a property in [REDACTED] and I'm concerned about the proposed changes tabled as part of the rental reform.

Firstly, I'm very concerned that owners of rental properties haven't been directly engaged in the process to develop of these draft reforms. As a result, some of the proposed changes will result in higher costs to the owners, which means higher rent for the tenants and less rental stock as some investors will exit the market.

The changes that concern me the most are listed below

1. Lease renewal

I disagree with the removal of the 120 days notice to vacate. As the owner of the property, I must have the right to remove a tenant (without serving numerous breach notices) if they are no longer a suitable tenant and not behaving in an appropriate manner. This clause may force owners to remove tenants at the end of the 12-month fixed term thus resulting in a greater turn-over of tenants.

2. Pets

As the owner, I must have the right to grant permission to the tenant to house a suitable pet at the property. Tenants should not be allowed to bring in a pet after the tenancy agreement has begun without my prior consent. I also disagree that VCAT can now overrule my decision to determine that the type/size and breed of a pet is suitable for my premises

3. Bond amount

As the owner, I must have the ability to request a higher bond if I deem it necessary based on the risk profile of the tenant or for some other reason.

4. Modifications

As the owner, I must have the ability to review proposed changes to the property by the tenant and give consent if the changes are appropriate. If the changes proposed by the tenant require a particular skillset, then I should be given the opportunity to engage a tradesman on behalf of the tenant.

5. Locks

Fitting locks to existing windows may require the entire window to be replaced, which will be a significant cost. There are other ways to secure windows if required. I disagree with the mandatory requirement for window locks.

I understand the need for reform in this area and the want of tenants to have security and good quality home to live in. These reforms do not appear to take into consideration the needs and wants of the owner. As the owner, I need to have some level of control over what happens with my property.

I have always maintained my property well and looked after the needs and wants of my tenants. Therefore I find it disappointing that these reforms appear to take away my rights as an owner and treats me as a second class citizen.

Regards,

Janesh Senadeera