

**To Whom it may concern,**

**I have seen some of the changers to the rental agreement that are changing and are not happy with the following changes.**

## **Rental applications - Rental provider must not request prescribed information from applicants**

The prescribed information that a rental provider or agent cannot require applicants to disclose is proposed to be:

1.

- whether the applicant has previously taken legal action or had a dispute against a rental provider, rooming house operator, caravan owner, caravan park owner, site owner or specialist disability accommodation (SDA) provider;
- the rental applicant's rental bond history including whether the applicant has ever had a claim made on their bond;
- the applicant's passport if alternative proof of identification is provided;
- a statement from a credit or bank which has not been redacted;
- details of the rental applicant's nationality or residency status.

The above changes will make it hard to weed out the bad tenants from the good tenants which will mean increased rent to cover any damage that might arise from a bad tenant. The rental provider needs some way of knowing if the renter is a risk in damaging their property. If the property is damaged when the tenant moves out, it means more properties not available for rent whilst they are being repaired.

2.

- Renters being able to complete modifications to properties without the owner's consent. – I have just spent \$3000.00 painting and repairing walls and if the tenant damages the walls, they should be made to pay the costs in repair.
- Compensation to renters for Sales inspections equivalent to ½ of one days rent. – If I want to sell my property in the future, I will increase the rent at the yearly increase to cover the costs of this item which means the tenant will be worse off.

- • No time limits for abandoned goods that are prescribed items being stored by the owner of the property. – If the items were important to the tenant, they would take them when they leave. If they are left, there should only be a 1 week holding period .
- High costs associated with completing safety related activities - updating properties to comply with minimum standards and efficiently related standards being introduced. – This will also increase the weekly rent due to costs in having these items checked. More costs to the tenant which is not fair.

Regards

Ian Clark

