

Rental reforms regulations consultation

With the new legislation allowing tenants to carry out modifications without seeking the landlords consent, the Bond amount proposed is inadequate for 'make good' necessities.

Often a tenant who does not return possession to a landlord in accordance with the Residential Tenancies Act (RTA), also leaves a rental amount owing. Quite often this amount alone exceeds the Bond amount being held. This requiring the landlord to pay additional court costs to seek compensation. This is a clear lack of mitigating an owners loss and risk.

With regards to urgent repairs, the word 'immediate' needs to be defined. It is unfair to expect a landlord to have a repaired carried out 'instantly'. **All** urgent repairs require a qualified tradesperson to attend, therefore a more realistic time-frame needs to be given. Neither a landlord or agent can control a tradespersons time.

What fee payment method is 'free'? Cash is not an option if the landlord has engaged an agent as business insurances do not allow cash to be held on premises.

The provision for the "service of notices and other documents by electronic communication" should not be part of the lease agreement, it should be a separate agreement so that a periodic tenancy is not disadvantaged. If a lease is not renewed, the tenants' opportunity to opt out of this service is missed.