

Hi

Please consider and factor in my comments and thoughts when looking towards any changes to the proposed tenancy laws

How is minimum water ratings for dishwashers going to be monitored- are landlords going to have to pay for an inspector— costing us unnecessary money.... do we have to submit photos receipts of said dishwasher to whatever body who will charge assessment fees!!

Advising of homicides, so god forbid a tenant kills or is killed, then the landlord has to advise of that!! And loose massive amounts in rent!! Is this something that has to be advised when selling a home??!!

Tenants cannot just fix hooks, nails, mounts, brackets without seeking approval - who pays for the repairs after they move out, this cannot be classed as general wear & tear!!

Modifications must be removed, repaired, rectified to as new before tenants moved in!! ie: holes patched, walls painted!!

No pets!! In house, animals rubbing up on corners of walls, flea infested carpets, urine soaked stained floorboards is not how the vast majority of home owners would ever keep their homes/investment properties, why should tenants be able to run amuck doing this. They can bloody well pay for walls to be painted & carpets & floorboards to be replaced on moving out!!

Professional steam cleaning of carpets should be a must!! Especially if they have had pets!! Fair wear & tear will hide any damage caused by pets damage hidden under carpet (fleas, urine).

Bond needs to be 6 weeks rent minimum to cover rental arrears - with vcat lodgement process taking 6 weeks - where would 4 weeks leave the landlords- OUT OF POCKET!!

Agent Must be allowed to ask potential rental applicant regarding previous history and if any disputes regarding bond history etc. Due dilligence is just the same as anyone buying a business etc, your not going to risk your money on a defaulter!!

You have to be kidding if the rental provider is expected to pay for storage of items left behind by a tenant these costs should come out of any bond and have a time limit.

I will be among the many investors that exit the market if some of these outrageous laws are Brought in, making it an affordable for an investor. Investors will leave the market in droves causing a real issue for the whole rental / housing market