

## **Rental Submission**

**Note: I wish for this submission to be anonymous**

### Bond limit

- There should be a limit on all bond amounts to one month's rent, regardless of the weekly rent amount. \$900 a week is rapidly becoming the norm for homes suitable for a family (i.e. 3 bedrooms or more) of a decent standard in suburbs within 15 km of the city.

### Minimum Standards

It's great that minimum standards are being implemented, but there is a low bar.

- Cooling should be included as a minimum standard, especially as climate change is causing longer, hotter summers.
- Insulation should be compulsory.
- Fly screens on all windows that can open.
- When facilities/fittings are replaced, they should be replaced with an energy-efficient replacement.
- Fly screen security doors should be fitted on all properties.
- All windows should have coverings.
- Minimum standards should apply to all properties, not just for tenancies commenced before 1 July 2020.

### Unfair Lease Conditions

- Inspections once every 6 months is excessive and a gross invasion of privacy. 12–24 months, if at all, is adequate.
- Property managers and landlords should not be allowed to take photographs during inspections. This is a gross invasion of privacy.
- Extra conditions, e.g. rent increases outside of the specified 12 months, should not be allowed.
- More provisions for renters' privacy are required, such as adequate notice before tradespeople attend the property, notice if the landlord will be attending with the property manager/tradesperson/etc.

### Rent Increases

- Should be capped at not more than 2.5–3%.
- 90 days or more notice should be given.

### Sales Inspections

- Renters should be consulted in regard to inspections times and have the right to negotiate convenient times for entry.
- Renters should have the right to refuse entry to their homes.
- Compensation should be higher.

### Unfair Rental Application Questions

- Asking for bank statements should not be allowed.
- Asking why the applicant left their last property should not be allowed.

### Home Modifications

- Permission/consent should not have to be sought to carry out basic modifications, such as draughtproofing, putting up picture hooks, wall brackets, fastening shelving to walls etc.

#### Other points

- Abolish all no grounds evictions.
- All private rental properties should be managed by a qualified property manager OR private landlords who do not wish to engage a property manager should be required by law to complete a course that covers the residential tenancies laws and responsibilities/obligations of managing a rental property.
- Harsher penalties for property managers and landlords who do not adhere to the regulations. Rogue providers, especially private landlords, really aren't deterred by the current system and continue to exploit renters because they know that they can get away with it.
- Repeat offenders (particularly private landlords) should be banned from managing properties.

**Note: I wish for this submission to be anonymous**