

I, Theodore Smirniotis, of [REDACTED] would like to voice my opinion on the proposed residential tenancies regulations

Clearly, the thought process here has not been broad nor considered for all parties involved

As a landlord and owner of places I rent out to people I would like to still have some control over my properties and what happens to them.

In specific, the following proposed changes I REJECT:

- Renters being able to complete modifications to properties without the owner's consent.
  - An owner of his/her property should have a reasonable say of what happens to the property. The average Tenant would not have that duty of care to make sure modifications are within the interest of the tenant AND owner
- Compensation to renters for Sales inspections equivalent to ½ of one days rent.
  - This is ludicrous. This will reduce the income for landlords as they will be forced to either reimburse the tenant for ½ a day or wait until the tenant has moved out before seeking new tenants. Either way it's a reduction in income to the owner. This is a given & should continue to be a given that a tenant needs to make allowances for sales inspections if they give notice.
- Maximum bond that can be accepted limited to one month's rental unless the properties rent exceeds \$900 p/w.
  - Why would you change a month's rent being the bond? A more expensive home to rent should require a greater bond!
- No time limits for abandoned goods that are prescribed items being stored by the owner of the property.
  - What are you proposing the owner do with these abandoned goods. Why should an owner be forced to keep these on behalf of a tenant? I am sure there would be many scenarios where the tenant would not come back EVER to collect (eg tenants leaving without paying rent)
- High costs associated with completing safety related activities - updating properties to comply with minimum standards and efficiently related standards being introduced.
  - This will force rents higher and less people afford to rent. Can you imagine the pressure this would place on public housing!
  - Most tenants are responsible and would comply to many safety requirements so that they do not jeopardise the insurance cover. Why add extra burden to cover for the small minority!!

Theodore Smirniotis

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