

## Rental reform regulations consultation

I have operated a small suburban rooming house for 10 years and during that time experienced on going regulatory changes. My main concerns about the latest proposed changes are as follows:

1. As the responsible operator, I need the right to ask someone to vacate if they are causing serious problems for the other residents, which does not mean waiting until they have caused physical harm. Mental health issues are very hard to spot when someone first moves in and I am certainly not qualified or capable to deal with them.
2. I am ■ years old and while happy to continue running the rooming house, should my health deteriorate it would be necessary for me to shut the business down and my understanding of the new rules is that it is not possible to ask a tenant to leave even if the rooming house registration is cancelled.
3. The requirement to fill out a complex condition report is not necessary for rooming houses where only one room is exclusively used by the individual tenants. In my own case I neither ask for a bond nor have tenancy agreements in place because most people leave without notice and the process required to recover bond money is not worth the trouble. In other words I accept the risk of needing to replace items in the house when they are damaged or stolen.
4. Consumer affairs has informed me that they have the right to inspect my rooming house at any time without notice which is in direct conflict with my own restriction from entering any tenant's room without giving them 24 hours notice in writing. It is also a concern that I do not have any way of ensuring individual rooms are being kept clean and yet are held responsible for ensuring that they are, along with being responsible for smoke detectors not being tampered with. A solution would be to give me the right to evict tenants who did not keep their rooms clean and or carried out unsafe practices and to allow me to make regular inspections to check this.
5. Finally I don't believe our property should be classified as a rooming house but instead be a shared residential property with up to five individuals allowed to live there. The onerous costs and regulations around operating a rooming house has led to most continuing unregistered and this means they have a competitive advantage over people like myself.