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Sent: Saturday, 7 December 2019 12:57 AM
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Subject: My submission on minimum standards

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My submission:

Better security - and no keys to be given to landlords who abuse this when tenants are away by entering without tenants' permission, and also then negate tenants' insurance and cause ongoing injurious worry.

Owners to face prosecution if placing tenants' lives at risk. Landlord was told house wall would collapse and kill someone if excavation next door went ahead. The owner signed off to go ahead regardless.

Owners not to make unrealistic biased clauses, such as 'cannot use fireplaces', 'cannot hang pictures', 'cannot keep a pet', 'cannot allow another person to stay more than two weeks' - all clauses I have experienced.

Fines to be enforced if owners let property fall into disrepair - I had constant roof leaks and could not open windows as the wood had rotted away and at any moment the panes could fall and injure, Observed each inspection the landlord still would not fix.

Privacy and right to quiet enjoyment be reinstated as tenants' rights.

At least two weeks written notice to be given before inspections.

Owners to provide all keys, window coverings, carpets in fair condition, safe power-points and electrical switches. I have had loose power-points, sparks regularly coming out of some, power-points inside cupboards and out in the garden - too dangerous to use.

Owners to provide safe heating. Friends have been warned of asbestos inside heaters, heaters leaking gas and still owners would not fix to make safe.

Owners to fix roof leaks, It rained on my bed. The owner would get roof repair quotes then say 'It is too expensive' 'A roof cannot be fixed with people living in it' and various other excuses to do nothing over many years.

Owners to keep fences and gates in good repair for security.

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