
From: Alison M <[REDACTED]>
Sent: Wednesday, 11 December 2019 7:55 AM
To: DJCS-CAV-rentalreforms (DJCS)
Cc: act@tenantsvic.org.au
Subject: My submission on Victoria's draft rental regulations

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My submission:

These changes are too far in favour of the tenant. The owner of a property should always have the right to sell the property at any time - and this is just part of the market. The bond requirements are event more important now - as pet ownership and other proposed tenant rights - will need to be compensated for - where tenants do not take responsibility for their pets. Luckily our current tenants have pets but are responsible.

The family violence protection is a matter for the law - not property owners.

This is just an - "ask the tenants" view and no one has bothered to ask the owners.

It is not a sin to own property - it helps provide homes for people. If the laws are too much in favour of tenants this will reduce property investment and there will be fewer homes for rent in this stage - I would consider moving my investment property interstate - if these laws are put in place.

Owners need to have the right to maintain their asset for current and future use - this is part of a good lease - which will place some responsibilities on tenants.

I do not favour 5 year leases - 2 years is sufficient. The tenant should not be able to alter the property in any way without agreement of the owner.

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