



OVERVIEW OF PROPOSED CHANGES TO RTRA ACT – STAGE 1

Compiled by Stacey Holt Real Estate Excellence

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A better renting future — Safety, security and certainty

Consultation Regulatory Impact Statement

*Review of the Residential Tenancies and Rooming
Accommodation Act 2008*

Stage 1 Reforms

November 2019

Managing tenancies

1. Amend the RTRA Act to remove the ability of a property owner to end a tenancy without ground
2. Amend the RTRA Act to specify additional grounds for an owner or a tenant to end a tenancy

Safety and security

Housing quality and Minimum Housing Standards

3. Apply Minimum Housing Standards in regulation
4. Amend the RTRA Act to enhance tribunal repair orders
5. Amend the RTRA Act to increase the time for tenants to return a condition report

6. Amend the RTRA Act to require property owners to provide owner and nominated repairer contact details

7. Amend the RTRA Act to allow tenants and property managers to authorise emergency repairs to the value of four weeks' rent

8. Amend the RTRA Act to prescribe maximum timeframes for Minimum Housing Standards repairs

Domestic and family violence protections

9. Amend the RTRA Act to allow people experiencing domestic and family violence to end a tenancy at short notice

10. Amend the RTRA Act to allow people experiencing domestic and family violence to more easily access rental bond funds

Minor modifications

11. Amend the RTRA Act to allow tenants to make minor modifications for disability, security and health and safety reasons without the property owner's permission

12. Amend the RTRA Act to require property owners to respond to tenant request for other minor modifications within seven (7) days

Renting with pets

13. Encourage voluntary information disclosure by tenants and property owners relating to pets

14. Amend the RTRA Act to provide for pet bonds and special pest control conditions

15. Amend the RTRA Act to require property owners to provide reasonable grounds for refusing a pet

16. Amend the RTRA Act to allow property owners to obtain QCAT orders excluding pets from a property

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