

Residential Tenancy Databases

Submission

I qualify myself by being a private landlord owning residential housing and personally managing over 100 tenants.

Over the past 10 years the quality of tenants has considerably decreased. I have without doubt noticed a considerable increase in bad tenants, that is those who deliberately set out not to pay their rent, to abuse and damage the property. More tenants abuse the tenancy laws and manipulate the tenancy act to suit their needs. The courts are slow in acting and are biased towards the tenant, although the court will claim otherwise.

Due to the privacy act it has become almost impossible to obtain independent references on potential tenants from government departments, utilities or real estate agents.

I am finding tenants give false information at the time of applying to rent a property especially if they know they have a previous bad tenant reputation. It is often extremely difficult to check up on these applicants.

In some instances if you ask for reference from their current real estate agent or landlord they give a good reference to a bad tenant, because they want to get rid of them.

In some instances a bad tenant's behavior has not yet reached a database because of the slowness of the court system. It sometimes takes us up to six weeks to obtain an order of the court, the tenant may have moved on to some other unsuspecting landlord some weeks previous.

I feel a database that is updated by real estate agents or landlords is ESSENTIAL in today's climate of bad tenants. Property owners need the protection of a database so that potential tenants may be vetted. Prevention is better than cure.

I look after my good tenants and treat them the way I would like to be treated. If a tenant does not keep their side of the agreement by failing to pay the rent and or abuses the property they deserve to have their details entered on a database.

I do not enter tenants on databases unless a court order has been granted.

I am confident that in 98% of cases a tenant would not have their details placed on a Database with out just cause.

If government slowly takes away the tools for landlords to be able to manage their properties profitably eg., privacy acts, tenancy databases, slow court systems. Then I for one, and perhaps many others, will say let the government provide the properties, manage them and put up with feral tenants.

Why would an investor want to have to put up with all the problems and loose money?

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