

Changes to the Residential Amendments Bill 2020.

This should be read with an 11 page summary document on the major changes to the RTA Bill 2020. This document has been created to assist landlords and other interested parties in understanding the significance of the changes to the proposed legislation. It is hoped that readers will make submissions to the select committee to bring about: (i) a rejection of the bill in its entirety or (ii) significant changes to it.

The main categories of changes to the bill are:

Assignment	
Termination	<ul style="list-style-type: none"> • 90 days no cause notice is removed
Termination	<ul style="list-style-type: none"> • Anti-social behaviour is a new category – Unworkable • Use of three strikes for rent arrears and anti social behaviour – cumbersome - unworkable
Fixed Term Tenancies	<ul style="list-style-type: none"> • Become unenforceable
Unlawful Acts	<ul style="list-style-type: none"> • New unlawful Acts created • Increases to existing penalties
New group of penalties and obligations created for landlords	<ul style="list-style-type: none"> • Criminal Acts <ul style="list-style-type: none"> ○ Infringement Offences ○ Infringement Fees • Pecuniary Penalties • Improvement Notices • Enforcement Undertakings
MBIE Powers increased	
Tenant’s minor alterations allowed	