

c2024-199D
GRNS--The Greens

LEGISLATIVE ASSEMBLY

Residential Tenancies Amendment Bill 2024

First print

Proposed amendments

- ~~×~~ No. 1 **Commencement**
Page 2, clause 2. Insert after line 6 —
(a1) Schedule 1[12] — on 31 January 2025;
- ~~×~~ No. 2 **Unreasonable conditions**
Page 6, Schedule 1[9], proposed section 73E(3). Insert after line 37 —
(e1) a condition requiring a tenant to carry out or pay for maintenance works;
- ~~×~~ No. 3 **Approval of Tribunal required to refuse consent**
Page 7, Schedule 1[9], proposed section 73F. Insert after line 25 —
(1A) The landlord must apply to the Tribunal for the approval of the Tribunal before refusing to give consent.
(1B) If the landlord makes an application to the Tribunal under this section —
(a) the landlord must give written notice to the tenant of the application as soon as is reasonably practicable, and
(b) the period for giving a response to the tenant set out in section 73D(1)(b) is taken to commence when the Tribunal decides the landlord's application.
- ~~×~~ No. 4 **Information to be given with termination notice**
Page 8, Schedule 1[12], proposed section 85(1), line 30. Omit “may”. Insert instead “must”.
- ~~×~~ No. 5 **Additional penalty amount**
Page 8, Schedule 1[12], proposed section 85. Insert after line 39 —
(4) If a landlord or landlord's agent is convicted of an offence under this section in relation to a residential tenancy agreement, the landlord or landlord's agent must pay an amount to the tenant equivalent to the bond amount.
(5) Subsection (4) applies in addition to a penalty that may be payable under subsection (2).

~~×~~ No. 6

~~**Proposed sale of premises**~~

~~Pages 10 and 11, Schedule 1[12], proposed section 87E, line 37 on page 10 to line 16 on page 11.
Omit all words on the lines.~~

✓ No. 7

Statutory review

Page 17, Schedule 1. Insert after line 39—

[21A] Section 229

Insert after section 228—

229 Statutory review

- (1) The Minister must review this Act to determine whether—
 - (a) the policy objectives of the Act remain valid, and
 - (b) the terms of the Act remain appropriate for securing the objectives.
- (2) The review must be undertaken as soon as possible after the period of 5 years from the commencement of this section.
- (3) A report on the outcome of the review is to be tabled in each House of Parliament within 12 months after the end of the period of 5 years.