

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—

- (c1) 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.