Dear [Name of local MP]

**Residential Tenancies (COVID-19 Response) Act 2020**

As one of WA’s investment property owners, I am writing to express my serious concerns in respect of the Government’s extension of the emergency period to 28 March 2021 for residential tenancies without taking into account that fewer than two per cent of all tenants have been impacted by COVID-19.

I implore you to reconsider extending the legislation for all tenancies and to create a more balanced and fairer framework that provides better protection measures for both renters and property owners like myself.

While I support the protection of tenants who are in financial distress due to this pandemic, the scope of the *Residential Tenancies (COVID-19 Response) Act 2020* is too broad in its application. I am calling on the Government to amend the following aspects of the legislation:

* Introduce a minimum income reduction threshold for tenants to meet before they qualify for the protection measures. In New South Wales, a 25 per cent income reduction requirement applies,
* Introduce a standard requirement for tenants to substantiate a rent reduction request to allow landlords to make properly informed and fair decisions about rent reductions, including providing evidence of savings and other information that would normally be provided to secure a lease, and
* Remove the automatic continuation of a tenancy on a periodic basis at the end of a fixed-term tenancy unless the tenant provides evidence of ongoing financial hardship.

My rent has not increased and in fact has declined over the last five years and my property value has also decreased in this same period. I sincerely question why I would continue to hold my investment property and whether I will ever purchase another one.

As a property owner, I am also entitled to be supported by special regulatory protections during the COVID-19 pandemic. The Government’s protections for tenants ignore my rights, takes away my ability to derive critical income and takes away control over an asset I have worked hard to acquire. I strongly urge the Government to reconsider this damaging legislation, in favour of protections that offer a better balance of security and stability to property owners and tenants alike.

Yours sincerely
<insert name>