

From: [REDACTED]
To: [Representation](#)
Subject: Short stay listings
Date: Thursday, 9 July 2026 11:52:19 AM

Dear Council

Our principal place of residence is in Orford and we require our unit for our use when we are in Hobart working or for health reasons... we are in our 70's. There are times we are not in Hobart and I make our unit available for short term rental, mainly weekends, Easter and Christmas holidays. For our circumstances it is not possible to full time rent out our apartment.

Our unit is 2 bedroom but I only short term list it as 1 bedroom as the 2nd bedroom is locked off with our personal items. So you doubled our rates which makes it harder to cover costs, then threatened to increase again, fortunately not passed, no allowance made for circumstances like ours.

I believe that no one should be forced to either sell or make their investment available for long term rental.

When renting full time there is always damage from furniture being moved in and out. Very rarely a tenant will leave a property as clean as they found it. I have allowed a cat once, it clawed at the new carpet and peed on a mat as tenants were leaving, the smell is atrocious and very difficult to remove!

I have had the case of a unit not being ventilated or heated properly and mould on the walls... this is not a building problem but a tenant problem.

Also have had a stove that bad it has needed to be replaced! Cooking smells (curry in particular) that are still there after repainting and recarpeting, grease from cooking that bad it had dripped out of the extractor fan onto the window sill outside. Grout in the tiles in a bathroom so bad that the agent looking after the property told me it would need regrouting... no it needed cleaning!! Another rental we had the tenant promised to look after the garden and we allowed a small dog and cat! When the tenant left - gardens overgrown, animal faeces inside, not a lot but enough...my husband walking in and the finding fleas on his legs!! That is apart from rubbish left.

So I don't blame anyone for not wanting permanent renters and looking for other options. You keep blaming property owners, it is not their fault, immigration doesn't help with the number that come to Hobart for 2 years and then they are off to the mainland that require accommodation. The property I had that I struggled to get rid of cooking smells, when the agent advertised it there were 5 lots of immigrants that applied, I sold it because I didn't want to go through the whole cooking smells/grease senario again!!

And yes I have had some exceptional tenants over the years that look after the property like it is their own but these tenants nowadays seem few and far between.

When an investment property is in the short term rental market the property stays in excellent condition as it is continuously cleaned and cared for.

Kind regards
Tricia Dillon

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