

Community Support and Services Committee

From: [REDACTED]
Sent: Tuesday, 29 June 2021 4:07 PM
To: Leanne Linard
Cc: Community Support and Services Committee; Minister for Communities and Housing
Subject: To Community Support and Services Committee (CC my local MP): Submission on the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear Leanne Linard MP,

Dear the Community Support and Services Committee, cc my local MP -

I'd like to comment on both the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021.

I'd also like to take this opportunity to share something with you: a snapshot of what it's like to rent in Queensland.

I had to sublet a room for rent from a friend while I was studying on the Northside of Brisbane I had rent a room in an ex housing commission home in the neighbourhood of Zillmere. The house did not have any insulation, you could see through the floorboards to the dirt below, there was mould in the kitchen dining area. My housemate contracted pneumonia at one point from living in the house. The heat in summer was so hot the air in the rooms would warm your throat. Our animals even suffered through this. The water system broke due to age on a Friday and continued to leak until the real estate organised the plumber the following week. They then sent my housemate a 1000 dollar bill blaming them for the water use even though they did the right thing and contacted the agent as soon as it happened. This house was not legal to rent this house made people sick, it affected their lives negatively. The owner said they would put air conditioner in but push the rent up another 30-50 a wee

k. Zillemere is known for its low socioeconomic background. So why are people being forced to pay over 400 dollars a week for an illegal property. Renters as I understand are yes there to earn someone money. But affordable rent shouldn't include holding renters to ransoms for run down houses. This house is one of a hundred more.

In its current form, the Housing Legislation Amendment Bill 2021 will do little to improve my situation as one of the 1.8 million renters in Queensland. While this bill may be palatable to the real estate lobby, it completely disregards my experience as a renter.

While I'm pleased that the Housing Legislation Amendment Bill includes positive provisions for renters experiencing domestic and family violence, it contains little other reforms of substance for renters.

I urge the Queensland Government to take this opportunity to amend this bill and to implement real rental reforms that will make renting in Queensland affordable, secure and fair.

It's crucial that rental reforms in Queensland include:

- A genuine end to 'no grounds' evictions – providing tenants with long-term security in their homes without the risk of an unfair eviction at the end of their lease
- Allowing tenants to make minor modifications, like hanging picture frames or installing furniture safety anchors
- A real ban on rent bidding – banning agents and property owners from accepting amount above the advertised rent for a property
- Expanding minimum standards to include ventilation, cleanliness and insulation
- Stopping unreasonable rent increases by tying rent increases to general inflation (CPI)
- Ensuring prospective tenants have fair and honest information about the property
- Banning inappropriate or discriminatory questions by lessors
- Make it easier for tenants to have pets – by flipping the onus on property owners/agents to demonstrate why it's unreasonable for a tenant to have pet

These provisions are included in the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021. I urge the government to either support the Tenants' Rights Bill, or amend its own bill to provide real protections for renters.

Yours sincerely,

[REDACTED]

[REDACTED]

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