

Community Support and Services Committee

From: [REDACTED]
Sent: Tuesday, 29 June 2021 6:29 PM
To: Greenslopes Electorate Office
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 Joseph Kelly 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.

My tenancy experiences include:

- the real estate advertising they consider pets on application, yet did not allow an application to be made once the tenancy began
- no air ventilation (windows on one side of unit) and no air conditioning, and when asked to add air conditioner/if we could install portable air conditioner, they refused
- attempt to raise rent for two bedroom one bathroom small unit from \$390 to \$420/week at end of tenancy
- forcing payment of \$170 for minor chip in the paint on a kitchen drawer after tenancy ended.

Additionally, myself and family have been subjected to constant rent increases at every rental place, while a different rental agency attempted to change an entry condition report as they "didn't accept it", even though that goes against tenancy laws. I have also lived in a home that had holes in the roof which were not fixed as "they weren't listen on the entry report". My sister has also, unknown to her, in a property that was an illegal split level townhouse which was listed on council as one house. She was forced to pay bills in half such as electricity and water, even though she was one person living upstairs and there were three downstairs.

This is just a summary of rental experiences, and I can confidently say that every real estate I have dealt with has met my requests for repairs and not increasing rent with belittling attitudes and demeaning remarks. We are often given little to no rights and treated as though it's a favour that we are provided with housing.

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 signature]

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