

Community Support and Services Committee

From: [REDACTED]
Sent: Tuesday, 29 June 2021 6:40 PM
To: Rockhampton 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 Barry O'Rourke 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 have been a both a property owner and a renter in my lifetime, and I cannot believe the disparity in the state that houses are legally allowed to be handed over to a tenant, and how they are handed over to an owner. I have been threatened to have my bond withheld for the tiniest things like moth eggs on the exterior of a rental property or a tiny amount of dust on skirting boards. But then be given a house that I have purchased with an overgrown lawn & garden, and absolutely FILTHY inside. Why should our renters, who are mostly disadvantaged and from lower socio economic backgrounds, be expected to pay hundreds of dollars for bond cleaners and yard maintenance, yet sellers can leave their houses disgusting for new home owners? Why are we punishing renters and treating them like they are more "dirty" than home owners? Why don't we allow renters to have pets when they are proven to be better for social and emotional well-being? Why are we expecting such a different sta

ndard of living? In my experience most Property Managers are on power trips (particularly [REDACTED] [REDACTED] exceptionally rude & incompetent [REDACTED] - whom I had to breach for refusing to fix overflowing sewerage) and treat renters like absolute rubbish. I have always treated my homes like my own, whether I have owned them or not. I have never been looked after as a good tenant in Rockhampton. Why should tenants have to always pay 2 weeks rent in advance when my mortgage doesn't need 2 weeks in advance. The undue stress and anxiety of 3 monthly house inspections is an absolute invasion of privacy and needs to be stopped. If you have a good rental history you not have to pay 2 weeks in advance or have your house inspected every 3 months - it should be 12 monthly inspections or you are given the opportunity to send photos for property managers & landlords to see.

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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