
From: [REDACTED]
Sent: Tuesday, 29 June 2021 7:33 PM
To: South Brisbane 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 Amy MacMahon 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 QLD.

Renters rights are extremely restricted in QLD. I am powerless to my landlord who can organize routine inspections, not turn up and then reschedule for 2 weeks time. Repeatedly. Each time requiring me to do a deep clean of the property at their request. I pay to reside at my premises, having their cancelled 'routine inspections' every 2 weeks is an infringement on my privacy. There is no protection for this. If a loophole exists, a property manager will exploit it.

A landlord entered my property without prior notice, I only found out when I saw their card on the bench. After contacting QStars and the RTA, the most I could do was to issue them notice to remedy. There is no incentive for landlords or property managers to do the right thing.

There is no legislation specifying what 'reasonable and necessary wear and tear' is, allowing vulnerable tenants to be exploited time and time again by aggressive property managers in positions of power. They attempt to withhold bonds in the time sensitive moving situation without grounds. A tenant is more likely to concede to at least get part of their bond back, as they are in the process of moving and require those funds. Property managers exploit this process for the benefit of landlords.

I am required to get permission to put up pictures of my loved ones, or add in a garden, or get a pet cat.

I like the freedom of changing localities with renting. The only reason I am buying a property is to not be subject to the bullying and power games of landlords and property managers. I am sick of being a second class citizen.

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]

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