

Community Support and Services Committee

From: [REDACTED]
Sent: Wednesday, 30 June 2021 12:33 PM
To: Steven Miles
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 Steven Miles 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 husband and I have attempted to move houses 3 times since June 2020. We are needing to locate closer to our sons school but the rental crisis has made that incredibly difficult. We are incredibly lucky that at no point have we become homeless. After going to so many inspections and doing applications we were unable to secure anything and decided to stay in our current rental. They said our application was fine, it's just there's 50 - 100 applicants and we can only give it to one person. Our lease is up again and we need to move as we have outgrown our current rental due to having another child and adding a pet. As well as I already mentioned move 20 minutes so we are closer to our eldest child's school. We are hearing stories of people paying increased rent amounts and paying months in advance to secure a rental. Being a one income family currently that isn't something we can afford to do. Our impeccable rental history is no longer enough to secure a safe place fo

r us to live. Moving houses can be stressful, organising electricity, internet, moving truck and picking up keys. No one should be stressing that they cannot secure another rental property for whatever their reason for having to or needing to leave their current rental. There is nothing different about my family compared to the stories of so many families I've heard homeless, living in hotels, caravans etc. That could of been us and still could be. Having a place to live is essential, no one at all should be homeless, living on the street. Average everyday employed Australians, who in previous years have never even been close to facing homelessness are becoming just that. This problem needs to be urgently addressed. As if we all haven't suffered enough throughout this pandemic we have to worry about the basic human need of 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]

[REDACTED]

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