

Community Support and Services Committee

From: [REDACTED]
Sent: Wednesday, 30 June 2021 1:28 PM
To: Clayfield 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 Timothy Nicholls 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.

[REDACTED]

[REDACTED]

2 years ago I was renting from [REDACTED] in New Farm. The apartment I was in was in a damaged building of 9 units with the following issues:

The rear exterior wall was collapsing and poorly repaired.

We were promised a car space and then told that our unit did not have the rights to any of the car spaces.

Our shower leaked water through the floor into our downstairs neighbour's kitchen.

Our toilet cistern leaked onto the floor.

Our oven didn't work at all.

Only one burner of the stove didn't leak gas whilst in use.

All the windows were falling off their hinges with failing locks.

The washing machine in the apartment was mouldy and disgusting.

The washing machines for the whole complex required coins to operate.

Our dog was threatened and we were told we had to get rid of him for no reason which we did not do.

Pests were a constant in the whole building.

A floorboard I had told our agent was rotting broke under me in the kitchen, my leg fell through the floor and I had injuries to my leg for a month, it wasn't repaired for 2 months and when it was they ignored all the other rotting floor boards leaving the apartment dangerous.

We were charged for repairs to the airconditioning that was broken when we moved in.

We were harassed for extra cleaning and repairs after we left despite paying for all the cleaning and repairs required, effectively we were extorted for our bond to fix bogus problems.

The apartment had holes in the asbestos walls which were never fixed and we were not told what the walls were made of.

Please redact my personal details from this email.

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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