

Community Support and Services Committee

From: [REDACTED]
Sent: Wednesday, 30 June 2021 1:43 PM
To: Bundaberg 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 Thomas Smith 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 rented my current property for 2 years, those 2 years have been a nightmare with my landlord trying every which way to make me move out. Firstly they tried intimidating me, by driving past my house every few days and then issuing breaches if the lawn was a little overgrown, one of which I was mowing at the time and still got breached, with the excuse that they didn't see me mowing. I had to barter with them for my lease, as they refused to let me have one until I'd mowed the lawn and whipper snipped, even then it still took them a month. Another 2 weeks to give me a gas safety certificate for my hot water and oven, so I went without gas for 2 whole weeks. Genuinely nasty to me in regards to any maintenance and even tried to evict me during the pandemic. The very last straw was them coming into the house to fix an asbestos ridden wall, all the while arguing with me that they hadn't disturbed it. So I am now having to move in August due to them not wanting to renew the l

ease. I am unsure if I'll even get another house.

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]

[Redacted contact information]