

Community Support and Services Committee

From: [REDACTED]
Sent: Wednesday, 30 June 2021 1:51 PM
To: Caloundra 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 Jason Hunt 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 applied for over 30 houses trying to get something in my price range because my current property, the rent keeps on increasing. This would mean I have to move from the Sunshine Coast and I've been knocked back for every single one. The current rental I'm at now, the property manager has put the rent up \$15 at the start of the year and will be going up again another \$15 in July. As a small family, it's just my partner, my 15month daughter, my 7 year old cat and myself, we can't keep affording the rental increases. And having a pet and apparently a child is also making it extremely difficult to secure a tenancy. We have asked for the mould in the garage to be taken care of but nothing has happen and we can't rock the boat because we have no where to go, if she were to kick us out. She has kicked out others for reasons which aren't morally correct. She just lies and says the owner is selling and then rents to southerners and puts the rent up more than \$50 per week extra. Just like others on the coast. Also others in my complex have had their rent go up more than mine. This house was only worth \$420 now some are paying \$475-\$500 Per week. This is not sustainable for many low-middle income earners and the Sunshine Coast still needs us. The Sunshine Coast needs the baristas and cleaners and staff to make it what it is and with the rent going up and no cap on how much they put it up there is nothing we can do about it but try and move. I know of family's sleeping in tents or in there cars because real estate agents have taken southerners over locals cause they can pay more. The real estate says we have been offered more money would you like to counter? Which of course they can't because they don't earn enough to counter. When are we going to start support the sunny coast locals and us low - medium income earners? We need more rights. My anxiety is at an all time high because I'm worried I won't have anywhere to sleep next month or the month after and it's making me depressed. I wish I had a rental that I could treat like my own home and make it my home, somewhere safe for my daughter to live and grow up. We have also applied for housing but with so many others in the same situation we won't see one anytime soon. My partner and I have no parents due to death and we are both recovering drug addicts, and don't have friends that can support us as we both need to stay away from them for a better life for our daughter so when we do become homeless we will have no where to go but to try and sleep in the car or to buy a tent and pitch it somewhere and hope and pray to god that we don't get fined in the process or worse. This is also going to be difficult with a cat and a small child, and I know I'm not the only one. Thankyou for reading this it is much appreciated and I hope it helps in changing the laws because something needs to be done and now.

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,

A large black rectangular redaction box covering the signature and name of the submitter.