

Community Support and Services Committee

From: [REDACTED]
Sent: Wednesday, 30 June 2021 2:26 PM
To: Ipswich West 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 James Madden 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 was living in a one bedroom unit in Rosewood and paying \$210 a week, it was a struggle between bills and food to have enough to pay for everything, I am a single mother, my son and I were in the only housing I could afford. Sharing a room was out of the question as he is hitting an age where he needs privacy, so I was either sleeping in the lounge room or the garage. The garage was not up to code for being a living dwelling, and I do not fault the owner at all. There really was not enough space but I could not afford anything better. I am in the process of looking for new accommodation with a friend who is willing to move in with me, as I just cannot afford it on my own. I am living temporarily with a friend and a deadline is coming up that I need to be out by as this was supposed to be short term. I have been looking since September last year and have had over 60 rejections on properties since then at least. It should not be this difficult to find or secure a home for mys

elf and my son. I am currently on centerlink jobseeker and looking for work. Times are tough and I am doing my best but I need more help, as do many others. It should also be made clear to you the amount of stress this has put me under and it has made my anxiety and depression worse. Please we Australians need help.

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]