

Community Support and Services Committee

From: [REDACTED]
Sent: Wednesday, 30 June 2021 6:12 PM
To: Greenslopes 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 Joseph Kelly 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.

We have been renting our current house for 3 years. When we moved in the house was covered in cockroach poo on walls. The house was infested with cockroaches & rats. I cleaned & scrubbed & treated for pests & vermin for a long time.

During this time the landlord has refused to do many repairs, some essential or has taken 3 months or longer. We had no oven or cook top for several weeks. I had a crumbling asbestos ceiling in my bedroom with a large hole for 3 months; the owner lied it was an insurance job, but it wasn't, and that was the cause of delay. I vacuumed up asbestos not realising it was asbestos until later. I never received any compensation, not even for my vacuum which had to be disposed of.

The owner and property manager came to our house and walked around back garden with no notice whatsoever and I had my bedroom door & curtains open to back yard & was lying in bed in underwear and heard make voices early in the morning & it was the owner & property manager, outside the door. The owner was texting me & wanting to come other times & did. He's done renovations with zero compensation and claimed it on insurance when these were pre-existing problems eith hoyses before he bought it.

We have dry rot in back deck beams and floorboards cave in and nails stick up in our feet when we walk on them. The lower half of indoor house stinks of sewerage & musty smell & has damp from under ground water in one cupboard. I complained about this years ago. There's been no attempt to repair.

We pay \$710/wk for this old, poorly maintained house. To add insult to injury the realty just informed us the rent is going up by \$90/wk to \$800/wk to renew lease. The agreement changed to no dogs allowed indoors or on ant covered decks. We took this house because we could have our old dogs here. There has never been any damage whatsoever by our dogs, or us. We signed the new lease agreement due to the rental crisis and now need to dispute it. We don't need this stress. (My daughter is unwell & disabled and the property manager is aware of this). We are worried we won't have lease renewed now next year or there will be some retaliation. We really are very good tenants and have been treated like we are worthless.

At our previous rental, they were happy to renew our lease, and said we were great tenants & kept the house spotless etc. This was until we complained about the built in underneath of the house flooding like a river. I asked if this could be corrected or rent reduced. The owner withdrew their offer to renew & issued us with a notice to leave. This was retaliatory eviction but we were told if we fought it we may only receive 8 weeks longer, then owner could say an excuse. The owner pretended they wanted to renovate and fix water problem, so we moved out. Less than 1 week after we moved out the house was up for rent, with no renovations done, as I drove past. The realty withheld our entire bond of \$2550 because they claimed a hose nozzle worth a few dollars was there when we moved in. They had no proof on entry notice or photos when asked, yet I had to go and buy a hose nozzle that never existed, to get our bond back, or fight it out in court. The realty refused to give us a wri

tten reference, yet we'd done nothing wrong and followed the legislation & kept to our part of the agreement.

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]