
From: [REDACTED]
Sent: Wednesday, 30 June 2021 7:47 PM
To: Keppel 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 Brittany Lauga 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] currently residing on a friends property with no postal address in [REDACTED] so postal address [REDACTED]

Our situation as of the 17th of February myself my housemate his sixteen year old son and my daughter and the newborn baby well he is now three months and two weeks old that my housemate and I share together are currently living in a two and a half wall shack that has no running hot water so we have a camp hot water system, no toilet so we have a camp toilet, no shower so we have a camp shower, the bedding situation is not walls so my daughter who is two and a half and myself sleep on a pallet bed that we made a mattress for my housemate sleeps on a double size pallet bed our son sleeps in his bassinet (for now he is currently getting to big for it) and the sixteen year old sleeps in his dome style swag, the cooking situation is gas camping stove no oven or campfire cooking, unless we can microwave it or use the air fryer, as I only have a 2wd car and the place we currently live requires 4wd access I have to leave my car at my friend's place and use a 4wd quad bike to take m

yself and my daughter and son up and down from our hut/ shack to my car when I need to go into town for supplies or to do a washing run to the laundromat since we don't have a washing machine were we live makes it quite difficult. On the water situation my friends place is run solely on tank water so we couldn't have a washing machine there even if we wanted which would be handy with an infant and a toddler but hey we do what we have to back to the water since we rely solely on tank water it is used for washing up and such so for showers and drinking water it means taking eight 20L drums to the place my housemate works and filling them every two days to fill the camp water tank for showers and drinking water. Add on top of this the fact the the hut isn't fully inclosed (we have

tarped and used screens where possible) it makes it very cold during this winter, and why do you ask are we in this situation well we did live in a house with four bedrooms and one and half bathrooms

rooms to move doors and a safe backyard however this all changed when the rental boom came to the area. All of a sudden we had inspections every two months and the owner requested that a new lease be signed 12 months after myself and my daughter had moved in because I became pregnant, which was ok with both adult tenants however the housemate had been living at the residence for five years already the last two of which he never had a lease. However the new lease was never received and all of a sudden we were behind in our rent and were given a notice to leave to which we tried to contest because by our records we were not behind, also because I was only six weeks of giving birth to our son however we were given no reprieve and had to leave hence our current situation. Since leaving the place we were renting at \$350 a week the new people she has living in the house are paying \$520 a week which is an increase of \$170 which she could not have achieved with us signing a new lease

se. We have been applying for rental since the week we found out we had to leave and I would say have applied for at least fifty rentals to which we have been unsuccessful thru both real estate agents and private rentals..]

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]