

Community Support and Services Committee

From: [REDACTED]
Sent: Wednesday, 30 June 2021 7:57 PM
To: Glass House 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 Andrew Powell 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.

In June 2017 we moved to Bellmere, renting due to financial inability to buy a house, after two years the house sold to an owner occupier, we had to move to Woodford in 2019 due to not being accepted for houses in Caboolture after multiple applications, changing schools for our 3 children, two years on and we are faced by exactly the same circumstances, it's 2021, there's less housing, our rental has sold, we've been applying for everything north of Brisbane (there's NO rentals in Woodford or surrounding suburbs), but competing with families from Vic with more financial well-being, we're lost we now face homelessness with 3 children, again. We are ineligible for housing assistance, no NRAS properties available north Brisbane with 4 bedrooms, nothing for my family! We're applying for everything north of Brisbane, single income family. Why are we faced with this situation, why are there not enough houses? What about my children and their education, why in Australia today,

should my children be forced to move homes and schools and face homelessness every couple of years. This should not be the case in Queensland in 2021.

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]