

Community Support and Services Committee

From: [REDACTED]
Sent: Wednesday, 30 June 2021 8:31 PM
To: Coomera 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 Michael Crandon 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 been renting a house in [REDACTED] since September 2017. We took the house sight unseen and have been good tenants. So much so that when we moved out of the property in September 2019 and needed to move back in 5 weeks later, they took us back in and we've remained in the property since. During Covid, despite having dreadful neighbours where the police were called on the daily, and being promised that those neighbours would be going, they kept them on for an extra 6 months. During this time, we also gained a new property manager who harassed us relentlessly about everything. Breached us on things like (tiny bugs on the cornice, dust on the fans - minute things - and came back a week later to inspect. She essentially wanted a bond clean conducted.) Since then, the connection went downhill from there. We were nagged to death to sign a lease last year and eventually relented and did so... despite being in the precarious position of being mistreated and feeling like we were being watched (she would drive past the property and then send an email about all kinds of things from mowing the grass to not parking on the footpath, which we were not doing anyway...) Long story short, fast forward to today and we've received a notice to vacate. We have til 30 Sept. They are not renewing our lease. I feel that perhaps they want to jack the rent up or sell the property (they've not given us a reason - they don't have to) and now we'll be out on the street with five children and nowhere to go, because there are no rentals and quite frankly I am quite terrified. The last thing I want is to be homeless!! I currently have 3 children still in school (grade 5, grade 7 and grade 11 - this is NOT the time to be uprooting my kids!)

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 sender.