

Community Support and Services Committee

From: [REDACTED]
Sent: Wednesday, 30 June 2021 10:43 PM
To: Shannon Fentiman
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 Shannon Fentiman 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.

The real estate agent always attempts to take our bond in all 4 of the last premises that I have rented, at this particular premises, the real estate agent used photos that were date stamped but edited considerably after the date we vacated the premises, I then had to take them to three tribunal at which time I presented my photographs taken in the vacation date which had no signs of the marks on the walls.

Which differed to the ones which were edited after the vacation date of the estate agents who showed clearly lots of dirty marks on many of the walls.

Luckily the court saw that event in our favour, but they didn't press charges for contempt of court though even though it was clear to the court that the evidence had been doctored by the agents after vacation.

They also supposedly changed the locks and the garage door was recoded, which I don't believe was actually done as the spare garage key I had purchased which I still had in my possession still worked on the house months later. So we were charged for the locksmiths visit, even though they didn't perform at least one of the tasks they were billed for, and I suspect that they never too changed the locks, but I can't varify that as I no longer had any house keys, only a picture of the original keys cut.

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 black rectangular redaction box covering the signature of the sender.