

## Community Support and Services Committee

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**From:** [REDACTED]  
**Sent:** Wednesday, 30 June 2021 11:47 PM  
**To:** Mark Ryan  
**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 Mark Ryan 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 am a single mum and Carer for both my parents, my mum has emphysema and is on a oxygen concentrator upto 18 hrs a day and my dad is a severe diabetic, his eye sight is now failing.. We have all rented together for the past 10 years so we are able to afford the rent. I have been diagnosed with emphysema in February this year, a gene carried down from my mums father. We have been renting the acreage we are currently living at but it had become too much for my son and I to maintain as I lose my breath and struggle to breathe. We have been trying to secure a rental property in the Moreton Bay region suburbs and have been constantly being unsuccessful. We are staying within our means and not applying for any that we wouldn't be able to afford.

Our current owners had been told about my health deteriorating and that we were going to be looking at moving if we could find a place suitable.

Mind you our landlords have never fixed things promptly and will always take their time and try and get out if fixing things, we were through [REDACTED] but due to the property managers telling them it's illegal not to do maintenance. Our shower decided it would not turn off fix even though the taps were turned off it ran and filled a 6 litre bucket in 2 hours this went on for 2 weeks before they finally agreed to have it fixed, the bathtub had water come through the kitchen pantry wall and then the opposite direction had water down the hallway, we were without our bathroom for 4 months before he agreed to fix it. Septic toilets were backing up and was all over the floor that I had to unblock and keep an eye on it as they said it was our issue, but it was all the tree roots from all the trees close to the house, so I learnt to use a chainsaw to clear them away from the house. Water leaking through the main bedroom ceiling when it rained that took 2 years to get fixed.

I took on cousins when their grandmother passed away as she had raised them the landlords thought I was getting some sort of foster money but I didn't I got bare minimum to put 2 high school kids into a new school and try and help them as much as I possibly could and the landlords said they could only stay if we paid an extra \$50 per week and we did as we would have had 8 of us and no where to go.

Back to now, the landlords changed real estates in June due to them not wanting to fix anything else and said our original real estate was [REDACTED] which is pathetic when they were just doing their job. Once the new real estate took over [REDACTED] the property manager came out and had a quick look but wasn't taking a lot of photos or looking at much.

My mum told her that we are slowly packing and looking plus applying for houses in suburbs and explained our situation. She seemed ok with it all and said she was wondering why the landlords over the house over to their real estate. Our lease was to expire on the 5th of July 2021. The property manager [REDACTED] didn't even give us a new lease to even consider another 6 months to bide time if we didn't secure another home, she told the landlords she didn't think we were staying. We got an email with notice to leave on no grounds end of lease. So now I am panicking

if I don't secure a home with 4 decent size bedrooms 2 living areas, 2 bathrooms and air conditioning for the summer months where and what do I do as a carer for my unwell parents, my 2 kids and myself.

I don't know what else to do but am nearly at breaking point and ready to chuck in the towel just seems the lower end don't get anywhere and I don't know what to do.

Maybe you can help maybe even give me the direction as to where I can get an affordable home. I still have to try and clean the property on top of relocating and the stress levels and anxiety are through the roof.

PLEASE PLEASE HELP. I know you would be bombarded by heaps of people and a lot of us are in similar situations but right now I need to think of my ill parents and all the stress affecting my health also.

Kind regards



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,

