

Community Support and Services Committee

From: [REDACTED]
Sent: Thursday, 1 July 2021 9:53 AM
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.

I'm currently renting a townhouse for myself and three young children. The townhouse is currently up for sale. I at least have a lease until May 23rd 2022.

With the current state of housing in qld I am concerned for our future to have a roof over our heads. One of my children has a disability and the stress of maybe having to move again is chaotic. I'm a single mother on a government payment. I have no family that I can go to for support as they are in the same position with the housing crisis. Some of us don't have the advantage some people do as in help from parents to get ahead in housing. I pay \$700 a fortnight in rent. We will go without necessities to save enough for bond and two weeks rent for the next 12 months to prepare to move. My children have been through enough to have to relocate to a different area. This is their home. Underwood Rochedale Springwood. There is not a single place that would fit (2 bedroom apartment will not take us). The rents are beyond my means to provide a survivalable life for my little family. I have an Impeccable rental history. my lack of finding work in the hours I can work is not available. I take care of my children on my own. No help is provided by their father. He lives rent free in his family property with new girlfriend and child. He pays child support of \$51.30a fortnight for three children. This added finance which only happened this year gets us bread and milk for the last days until Payday come along. The stress the anxiety the late nights of not sleeping the belittling feeling that I can now not just apply for a place but that I will be overlooked due to a situation I'm forced into. People and families are living in tents. Our own Queensland people are being forced out a house to rent for people coming in from other states. Your qld people are living in tents. My parents my be one of them. My children and I could be that. It is winter and it's cold. How do you sleep in your home knowing children and the elderly are freezing and can not get a warm place to sleep . You can build tunnels and fancy up the state for tourism and tourists. Spend how much

to have state of origin but you can not buy land to build affordable apartments for families like mine to feel safe and secure. I hope that out of all the stories you hear through this that mine will give you understanding of the life that I will live until I have to find another place to live. Please put some things in place to keep both tenants and owners from doing the wrong thing. In one year I have nowhere to go. Unless things change in the future what life do people have. With no address to supply how do people vote for you. How do we get a response to and questions asked with no address to provide. How do mother's leave a hospital to take their new born baby home to a tent. This is the future for qld if you do not do what is necessary to address the current housing problem. Help us. Have our concerns heard.

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.