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From: [REDACTED]
Sent: Thursday, 1 July 2021 2:11 PM
To: Buderim 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 Brent Mickelberg 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.

Good afternoon,

I am writing to you concerning the housing crisis we are experiencing at the moment.

A little bit about myself...

I am a third year nursing student, working part time at a gym. I am married with two children, 5 and 2 years of age. I have recently been diagnosed with a brain tumour and about to undergo surgery in [REDACTED] in two weeks, and my landlord knows of this.

Now this is where it gets complicated. He knows I'm about to take time off work and my husband is too to care for me. We are NRAS tenants, National affordability scheme. He just sent us a message saying we have been great tenants for the last few years and he wants to offer a new lease extending the lease by nearly \$80 per week. Is this fair? How can we afford this when our wage is about to be cut? How can we stop landlords from doing this? Especially NRAS tenants where we cannot afford it as it is!

The real estate agent [REDACTED] replied with "at least it didn't go up \$150.00, you're lucky!" When I replied with "I guess I'll have to prematurely return to work before I fully recover to pay rent?" her reply was "everyone has their own problems", she continued to say she has got personal issues going on in her life at this point in time.

So please, is there any way you can advise us. I have called the RTA and tried to negotiate but it is non negotiable. If we move out there will be no where to go so we had to sign it. The rent will increase on [REDACTED] and we will have to pay more for our bond. My neurosurgery is on the 15th July and on the 13th July my 2 year old son is going to be put into leg casts for 3 weeks which will make everything even more difficult for us in this point in time. My husband will not only be looking after myself, but my son too. We are a family in distress. The rental prices going up at this time adds to that. Daycare prices are just increasing \$3 per child per day because of the rental increases too (as said by the daycare director) and I just cannot bare the increases anymore.

Thank you for your time.

Warm regards

[REDACTED]

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.