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From: [REDACTED]
Sent: Thursday, 1 July 2021 3:47 PM
To: Everton 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 Timothy Mander 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.

Upon taking on my current lease I was told that only major repairs would be approved- plumbing, electrical, gas.. Initial lease was 6 months then placed on periodic.

It took them over a year to fix a leaking window; sent someone out to look at roof and they suggested cleaning out the gutters which never happened. The roof is also asbestos so I wasn't doing it myself. Then they had someone seal the window frames. Still didn't work on heavy downpours we still experienced leaking windows. Two more times this happened before fixing it by cleaning out the gutters as initially suggested.

We also have mold growing. It had been cleaned once. October last year I said it was getting bad again. June and it still has not been fixed. Was told by the property manager to give it a wipe. Which is not my responsibility when the mold is in the kitchen on the high walls or the roof of the lounge room.

The paint both outside and in is flaking. We tested the paint and it came back positive for lead.

Instead of fixing these issues as they arose the house is now severely deteriorated and we were told in April we had 2 months to find somewhere else to live so they could renovate. The landlord owns the houses on either side and both were rented out to others before telling us we had to vacate knowing full well that they were about to ask us to leave. A friend rang up to try and rent the house owned by the landlord being renovated down the road and was told they are turning them into housing commission. Local community leader who already has a huge successful business now kicking out locals who were living there with no problems and did not ask for much left with disgusting living arrangements to be kicked out so the landlord receives government payments for his houses.

We were given a notice to leave with no grounds.

Upon commencing the lease I was not informed of either the lead paint nor the asbestos roof.

Finding a new rental took over 2 months. Numerous applications with as many rejections. Nothing wrong with our application, just a lot of people vying for the rentals and owners picking other people.

Potentially the amount of pets we have though they are no messier than children and you don't see owners telling people "no children" on rental ads.

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.