

Community Support and Services Committee

From: [REDACTED]
Sent: Thursday, 1 July 2021 4:19 PM
To: South Brisbane 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 Amy MacMahon 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 have moved many times since moving to Brisbane in 2018. In the last year the three properties I have lived in have all been subject to illegal entries by the landlord, they are brazen about this with one even admitting they don't care and writing an email saying they would continue to do this. It is incredibly hard to get any action over this and I was driven out of my home. My current landlord does the same, constantly entering, berating the tenants and never providing entry notices. Complaints risk revenge from landlords and the ones I have had are known for litigiousness and causing problems if you issue notices. I have had illegal photos taken of my property, illegal open houses and an illegal auction in my home. All I want is to pay my rent and be left alone, but when people can just enter your home with no repercussions you feel less and less like a person. The police have said they won't stop illegal entries, the RTA makes it long and difficult to engage in any complaint and you are essentially putting your name out there as someone who complains. I feel treated like a cash cow, I am to sit quietly in my room, not decorate, not make noise, not live reasonably whilst paying ever increasing portions of my salary for the privilege. Landlords and property managers need to be made accountable, they need harsher punishments and it should not be possible for them to continue breaking tenants' rights.

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.