

## Community Support and Services Committee

---

**From:** [REDACTED]  
**Sent:** Thursday, 1 July 2021 4:49 PM  
**To:** David Janetzki  
**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 David Janetzki 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 been lucky enough to rent my own property at the age of 18 and continue living in that property for the following three and a half years, however it hasn't been easy. Due to the fact I was 18 and needing to move interstate, I ended up inspecting and applying for over 50 properties before finally getting accepted into one... just two days before my university course started. Despite the fact both me and my partner had three guarantors with excellent rental history between the three of them, no real estate was willing to rent to us solely because of our age. Since then, my partner and I have been excellent tenants, keeping the house clean and not damaging the property. However, in the three years we've lived here there's been constant problems that no matter how often we address them have never been fixed. Our gate is still without a lock, allowing anyone to enter into our backyard. Our front and back doors do not close properly and don't lock anymore, which again, means

we could easily be broken into. Our bathroom is completely taken over by black mold that no matter how many times I ask the landlord will not fix. One would think a property that is a) infested with mold and cockroaches, and b) has no properly locking doors would cost very little. You would be wrong - we currently pay \$260 a week, with the landlords recently wanting to raise the price to \$270. The property was only \$240 when my partner and I first moved in, and I've always been too scared to confront the real estate about these price changes - I know my rights with the RTA, but I don't want to risk being thrown out, especially being so young. Now my partner and I are looking for a larger home to move into as we want to start a family, and the market is absolutely ridiculous. Landlords are incredibly picky, only wanting to lease out to those with a 6 digit income (when logically these people should be buying homes instead), and constantly de-list their own properties as they

decide they'd rather have a family friend live there instead. My partner and I have a stellar rental history, as does my father who has recently had to live with me, and yet we have still not gotten a home. Our lease is running out soon... why is the market like this? Why is it so hard for well meaning people to get housing? Why are landlords allowed to reject whomever they please? I have seen housing listings that stay up for months, all because landlords are too fussy with who they let in. I've seen properties disappear from real estate websites, and when asked why the real estate simply tells me the landlord no longer wants to lease out to tenants. I love Queensland, and I especially

love living in Toowoomba, but as it stands the price of living here is simply too expensive with landlord expectations far too high on the people living here. 90% of us are families, essential workers, students - not celebrities and CEOs.

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,

