

Community Support and Services Committee

From: [REDACTED]
Sent: Thursday, 1 July 2021 9:21 PM
To: Mark Bailey
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 Mark Bailey 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'd like to share my personal experiences with renting as well. When we were moving out, the agent for the landlord demanded really unnecessary cleaning. We were tasked with getting pillows steam cleaned and were advised by the cleaning company to buy new ones instead because that was cheaper. We spent close to \$1,800 on the bond cleaning. We were significantly disadvantaged when facing an agent who was experienced and knowledgeable about tenancy law and could use it to their advantage.

If we refused to get a particular cleaning done, the agent could have done it themselves and then billed us that cost plus the cost of rent for the time the house not ready to be rented to someone new. It was impractical for us to fight for our rights and for fair expenses. I have several fellow tenants telling me that they are afraid to ask for repairs to be made as this could lead to their rental contract not being renewed. Landlords should be made to refuse to renew leases on good faith and provide a reason for that.

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

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,

[REDACTED]

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