

Community Support and Services Committee

From: [REDACTED]
Sent: Thursday, 1 July 2021 9:33 PM
To: Surfers Paradise 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 John-Paul Langbroek 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

I know I am just another number, but I'm a disability pensioner, and on renewal of my lease, currently pay 70% of my payment in rent. I have to pay for power, my car rego, and up keep. Phone bill, what's left I use for food. My rent increase was to be \$30 per week, lucky I negotiated just \$20 per week. I have no other choice. I have been on department of housing list since 2010. The cost of moving is unfathomable. If I was extremely lucky to secure a property in this current climate. My medications cost, the list goes on. Christmas, birthdays, I can't afford for my 4 children and 6 grandchildren. In stead of building more high rises for the tourists, how about more affordable housing for those of us who are really struggling. It's hard to decide sometimes, medication, food, bills, what can I do without. I was married for 30 years, not allowed to work, have no super, no nest egg, just my disability payment. I challenge you to live like this, believe me, you wouldn't last long. To go out for a

meal, to socialize, just aren't possible. I've been suicidal, this struggle is real. With the property market as it is, Victorians, N.S.W, are buying the available properties, sight unseen in some cases, and at an inflated price. Seriously, what else can we do?

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,

[REDACTED]

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