

## Community Support and Services Committee

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**From:** [REDACTED]  
**Sent:** Thursday, 1 July 2021 9:40 PM  
**To:** Ninderry 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 Daniel Purdie 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 am a single mum who freelances for work. When I am not working I use 98% of my Centrelink income on rent. Which is fine IF I have a lease. We might not eat, but we are not homeless. However, when looking for a rental with the 3x income/rent ratio and proof of doing so for months with weekly pay cheques, I can't meet the bar. So I am homeless. The fact that the rental criteria is not dissimilar to getting a mortgage just makes it so disparaging. After 7 years of moving, moving and dealing with rentals on The Sunshine Coast I have realised that there is no hope and plan to either live in my car or pray I can leave Australia altogether. As a footnote: I am a single mother because my partner died 12 years ago. For this I have suffered unbelievably and myself and 2 teenage children live in a one room studio with no kitchen and a shared bathroom/laundry for \$300pw. If I have no work for the week my Centrelink Newstart allowance is \$611pw. It is impossible situation. Housing de

partments have absolutely no answers, help, or suggestions. It's broken.

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 signature]

[Redacted contact information]