

Community Support and Services Committee

From: [REDACTED]
Sent: Thursday, 1 July 2021 10:53 PM
To: Maiwar 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 Michael Berkman 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.

[ADD YOUR EXPERIENCES AS A RENTER HERE]

My housemates and I moved into our house in January 2021. When we met the agent inside, we noticed the house was filthy. It was obvious the old tenants hadn't cleaned whatsoever when they left. The bath, bench tops, floors, walls - everything was covered in a layer of filth. The agent seemed completely unfazed by it. We had noticed the house was a bit dirty when we inspected it in November 2020, but expected it to be cleaned when the tenants left.

We spent the rest of that day cleaning the old tenant's filth. All the cleaning supplies came out of own pocket. We were very apprehensive to bring this issue to the attention of the agent, as it was our first day. We didn't want to get on their 'bad side' so quickly. I had heard horror stories of people getting sharp increases in rent and not having their lease renewed, all because they rightfully requested things to the agent and landlord. They were therefore deemed problematic, difficult and undesirable as a tenant. We didn't want that to happen to us. We were also all first time renters, and were unaware if we even had the grounds to bring this up as a concern.

I would like my name to please be redacted, and to remain anonymous in this submission. Thank you.

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]
