

Community Support and Services Committee

From: [REDACTED]
Sent: Friday, 2 July 2021 6:26 PM
To: Kawana 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 Jarrod Bleijie 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.

YOUR EXPERIENCES Whilst renting this property through [REDACTED] 2016-2021 all was going good until I had asked for minimal maintenance to be done. Then it was like a spiraling affect of not fair play. For example the main bedroom and my daughters room had endured severe flooding due to rusted pipes. Carpets were so wet it took me a week to dry with heaters and towels and sheets I had to use. (I have kept photos I took)I had a plumber come to inspect leaking and cut holes into the walls to see where leaks were coming from. Exposing cockroaches and spiders and dust daily. This went by for 6 weeks. I asked the property manager if I could get a steam clean saturated floors, her reply was "no, just wait on the Landlord he is waiting on insurance". Weeks went by months went by and nothing was done to remedy the mouldy stained carpets. The back fence was rotten and eaten away by white ants and I felt it was dangerous, the front fence was falling away, Pailings coming off constantly. Nothing done to remedy. The pool boundary fence was non compliant I had to organise a professional to come and inspect(he was the one that told me the supporting fence was being eaten away by green ants. Pavers were uneven exposing sharp edges which I showed the agent and was dangerous for my kids. The shade sail holding post had become loose and on the verge of falling, the repair man came by only to dig up more dirt and stomped the dirt around the post. I had said to him "shouldn't that be cemented in. He then left and came back with a bag of cement. The yard when raining was flooding the yard and would take weeks to dry. I explained to pm that this was a continual thing going on plus the property had poor drainage. She ignored my request for something to be done. Even the roof gutters were blocked and nothing done to remedy. Over the 4 years of living at the premises the ground was becoming uneven the grassy backyard and drive way. I had emailed the pm requesting it to be fixed as it was becoming a safety hazard, the state of the driveway was affecting the public footpath, and every Morning and afternoon parents and children would walk along this path, I had a few parents knock on my door saying it was a safety hazard. I contacted also the council, they remedied the path however the driveway, still nothing done. Rent was raised on two occasions. Anytime I wanted to speak with landlord he was always away. We endured a retaliation eviction over a late payment of a water bill, this was the time when leaks of water pipes prior to bursting (wear and tear the plumber said) occurred. \$720 and \$980 quarterly bills were given to us we were trying to explain that our bills are normally around \$200-\$300. In any event the bills were all paid up. I got in contact with qstars for advice I contact RTA on numerous occasions for advice. The treatment of the real estate agents were played very unfairly even from the landlord. The real estate agent did not want to accept that fact it was failure on there part. Later that year 2020 the landlord changed over the real estate agent to another group. Whom as soon as they took over the rent was raised again. I explained briefly to the new pm of what occurred and maintenance needing to be remedied were also ignored. Out of the blue a notice to leave without grounds was issued and two months to vacate premises. January 2021 we had to leave. We have been homeless since then. Finding accommodation through hotels and friends and family or car. Every bit of this ordeal has been very stressful and hard to phantom.

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,

A black rectangular redaction box covering the signature of the author.