

Community Support and Services Committee

From: [REDACTED]
Sent: Friday, 2 July 2021 10:24 PM
To: Macalister 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 Melissa McMahon 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.

Unfortunately, the rental process seems dogged by punishing real estate personal, and body corporate enforcers who tend to view renters as people not to be trusted. No allowance of pets. Real estates trying to keep my bond after weeks of cleaning has occurred, even though I have never not got my bond back as I am a good renter. I am always house proud and always kept each property as if it was my own. I was affected by things such as: poor attention to basic amenities such as listing fences, and rusted old oven cooktops. Ceiling marks which get bigger after every storm because there is a leak in the ceiling. Not letting us know that big trees will be cut down, so coming home to a shocking sight... I could go on and on. The bottom line is, they make you feel like you should feel 'privileged' to even have a roof over your head, even though you are paying \$100 + more each week in rent than the neighbours do on their mortgage. It is an aggressive, dehumanising process, that treats people unkindly and makes them forever feel like interlopers in a place they are trying to feel at home. I was finally able to buy my own home, and the sense of relief from harassment was immense. I wholly support renters being treated better than I ever was.

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 large black rectangular redaction box covering the signature and name of the sender.