

Community Support and Services Committee

From: [REDACTED]
Sent: Saturday, 3 July 2021 10:53 AM
To: Mt Ommaney 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 Jessica Pugh 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.

Some time ago I moved into a newly renovated property with cotenants and we found that looked great on appearance. Needing to find a home before the uni term, we moved in. We discovered that the sliding door and main entrance was installed backwards, meaning we could not lock the door. When the real estate was advised they said that we could lock the door with a peice of wood. Which does not help when we leave the house. When we went to connect the electricity and Gas we found that it was not separately metered from 4 individually rented units they had installed downstairs as rooming accommodation. The agent was unaware of thisand they asked to increase the rent by 20 dollars a week! I successfully refuted the claim citing my quarterly bills previously as being a fraction of that as we are working and at uni for most the week. My rent still went up next agreement, which we signed because we were given a no grounds eviction notice at the same time as an offer to continue the tenancy. No grounds evictions were used as a weapon to coerce us into signing an unfair rent rise due to lack of suitable rental property's.

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,

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