

Community Support and Services Committee

From: [REDACTED]
Sent: Saturday, 3 July 2021 11:18 AM
To: Bundamba 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 Lance McCallum 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 Currently fighting with my ex landlord as they are trying to take the bond of the place I previously lived in. They never supplied a exit report and engaged services to "fix" issues to get a new renter. The service they engaged was a gardener, thing is I engaged a gardener myself the day I moved out. I am likely to loss all my bond, the charge for the work claimed to be done is rediculous and there is no chance to fight this unless I invest a lot time and energy that I don't have. Now this whole situation came about because I asked the landlord to request the owner to install a new aircon, because the 30 year old box one did not do its job. It made my partners asthma worse. After the request we received notice to leave without grounds. Once we left my partner kept an eye on the property on the internet. They re-rentend the property before our lease was officially up (that we had payed for) and increased the rent 45 dollars a week. We did not want to move, both my partner

and I have pension cards, we had to endure a price of over \$2000 to move. This sort of behavior is treating renters with no respect, it is forcing renters to do what they are told no matter how unfair it is. Their is a need for a reform to prevent Australia's most vulnerable from been preyed upon, because it's people in the position like mine most likely to become homeless. If this situation happens exactly the same to me in 3 months time (when my current lease ends) I will be homeless, and there is Nothing I can do to stop it.

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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