

Community Support and Services Committee

From: [REDACTED]
Sent: Saturday, 3 July 2021 11:35 AM
To: South Brisbane 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 Amy MacMahon 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 Queensland.

One year I was renting I was asked to move three times as the owners of all the buildings decided to change my rental status either because they were selling or moving back in - the uncertainty was horrible.

I also rented in Germany. The rental rights for tenants are complete the opposite as in Queensland. Many people rent in Germany and tenants have full rights in their tenancy. They are not simply allowed to be kicked out. Most tenants in Germany live in their premises for many, many years - the security is far better and people have affordable choices and can live right in the middle of cities. I'm always surprised that tenants aren't given the same source of security- why is it that poorer people who can't afford to buy have to suffer because rich landlords have all the rights? This shouldn't be the way.

My friends who are single Mums also struggle to rent because they can't get on the lease - how is this acceptable still in 2021?

Furthermore, what happened to the trial with renters to install solar PV? Why are there only trials that seem to fail and never seem to get extended? This seems to happen with many government renewable programs they just end with no way forward.

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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Yours sincerely,

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