

Community Support and Services Committee

From: [REDACTED]
Sent: Saturday, 3 July 2021 11:39 AM
To: Caloundra 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 Jason Hunt 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've been renting on the coast for 6 years and I've literally had as many moves due to the property being sold and not through poor tenancy I've always been a good tenant. Some of the issues I have experienced included maintenance requests not being done and even though the tenant is able to breach the landlord this isn't done I mean why would I when I run the risk of my lease not being renewed. But the main problem I have had is the expectations of the landlord and real estate agents expectations of the property when you do move out. I have always left a property cleaner and in better condition than when I've moved in however I have had to fight for the full refund of my bond each time. Fortunately I take hundreds of date stamped photos before I move in so that greedy landlords are not able to demand repairs of already previously damaged areas, which they do. Examples include demands for lawn areas to be turfed when the area was dirt and weeds originally. Letter box repairs to an already damaged one where it had been previously damaged and had deteriorated. Stains on driveways that were already there, chips in tiles already there but poorly laid tiles where chipping and cracking is inevitable. There is absolutely no leeway. Landlords expect that you will be responsible for everything including age related issues, they expect that a property that has been a rental for 15 years will be in the same condition when they purchased it without any maintenance on their behalf. Inspections every 3 months are stressful especially when you're unable to be present. I don't like people being in my home when I'm not there. Some of the property managers are absolute dictators with comments because I had left some dishes in the dishrack, clean just not put away! If you can show that you are looking after a property then inspections should be reduced to 6 monthly after a 12 month period. Landlords also should have to legally repair and maintain the property at least every two years for example in my current rental the fence palings are warping and falling off, I'm expected to repair these as noted in my last inspection which I don't agree with this should be the landlord's responsibility. If they had to legally respond to a maintenance request done by both the agent and tenant every two years then at least the tenant wouldn't be held responsible for when things start deteriorating.

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.