
From: [REDACTED]
Sent: Saturday, 3 July 2021 12:56 PM
To: Nikki Boyd
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 Nikki Boyd 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 moved into my current rental in 2014 with the landlords daughter, so was quite sure everything would be great! The house is old and LOTS of wear and tear, but it was liveable and after leaving a domestic abuse situation and moving my life into a single room, I jumped at the chance to move in. The landlords daughter was very free spirited and had no problems hammering nails everywhere, painting randomly etc. so I observed a very relaxed nature. When she left a few years later however is when they became more "by the books".

Fast forward years later, no maintenance is done, the house is pest infested, the pipes are rotting, the stench of dog piss from the previous downstairs tenant is revolting, the dishwasher barely works, it took two months during QLD summer to fix the air con with my baby living here also, the bedrooms are so infested with bugs that we have not slept in them since November last year, the back of my wardrobe is open into the beams and framework and exterior tin roof (becoming a wind tunnel or damp area depending on weather conditions), mould mites live in the garbage disposal, our garage is not secure having no door and closing the main door with a rock, our furniture is all on a massive inwards lean due to floors and foundations shifting, the floors are rotted, mould is appearing everywhere, the laundry is revolting, the doors fall off, the wardrobes have no backs and are cracked in the shelving, the paint is flaking off most of the walls, there are holes in the walls, floors

, roof going directly to outside so heating and cooling is almost pointless here. The list goes on and on and on. Everything has been reported numerous times and ignored. When we reported the air con and requested reimbursement for having to use it in a faulty manner, we ended up with an eviction notice. Our possessions have been destroyed, we have lost so much money in this place.

The stress has been huge, we have been scared to leave as the male landlord is very intimidating and has a history of domestic violence (confirmed by numerous people and the house is full of punch holes), we are scared the reference they will give and ending up homeless, we were always worried about the relationship with their daughter

ending, we were worried about the impact on his wife as we have witnessed the demeaning treatment of her, the rental market is so competitive (we have been looking for months and so many other people show up to the inspections).

We have tried reporting the unsafe home but our only option is to contact council but have been told we will most likely end up homeless so we can't even make a report until we leave.

We feel trapped, we have applied for a home loan but are waiting on financing. This is not how I want my baby to live. I feel so alone in the way that we cannot even find anyone to come to the house and look at it to see if it is even safe enough to stay in another month!

Renters need more assistance

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,

[Redacted signature]

[Redacted contact information]