

---

**From:** [REDACTED]  
**Sent:** Saturday, 3 July 2021 2:25 PM  
**To:** Lytton 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 Joan Pease 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.

At our previous rental of 4 years, my family endured many incidences of severe flooding. What was advertised as a "workshop, utility or kid's rumpus", in reality, became a mud-soaked swamp almost every time it rained. Ultimately, we used it for storage only, with everything lifted onto pallets and bricks. The ground was permanently covered in silt. My husband's luthiery workshop was unable to be used. He lost many tools and machines to rust, not to mention lost opportunities to make extra income. An entire half of our living space was made unusable. No effective remedies were offered; we were not granted a rent reduction; in fact, the rent went up throughout our stay. The only reason we stayed as long as we did was because of the expense (husband's workshop) and difficulty (I'm disabled) of moving, as well as the extremely tight rental market.

When we decided to move, we went to one inspection where we witnessed a middle aged woman immediately offer 6 months of rent up front. The agent appeared amenable to this. We received no follow up on our application.

When we inspected our current property, we were among at least 40 others. Younger people in the line behind us were overheard despairing that they had "no hope" of getting it. The agent told us that she received 7 applications before the inspection even opened. We were extremely lucky to have our application approved; however, it's come with the increased fear of exercising our rights. Within the first two months here, there has been a faulty dishwasher and oven. These were both repaired/ replaced. Now the kitchen sink is leaking and we're hesitant to contact the agent - we feel like we can't be too "difficult" or "push our luck". The same goes for asking permission to hang a privacy screen on the deck or to create a veggie garden.

Our kids really want a dog. We have an exemplary record over 20 years of renting, with pets. However, we're afraid to ask when we know how competitive the rental market is. We know having a dog would put us toward the bottom of the list of applications. I don't think it's at all equitable that our kids miss out on the benefits of dog ownership, simply due to the state of renting in Queensland.

Finally, due to all the above issues creating a "perfect storm" of insecurity,

we don't feel able to relax and enjoy our home. We haven't fully unpacked as we don't feel confident of our lease being renewed.

With two children, disabilities and a workshop, finding a new rental and moving is simply such a huge ordeal, that our quality of life is impacted on almost every level.

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]

[Redacted]