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**From:** [REDACTED]  
**Sent:** Sunday, 4 July 2021 11:27 AM  
**To:** Stirling Hinchliffe  
**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 Stirling Hinchliffe 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 once moved into a house where the owners had a homeless person living underneath. They framed it as a kind gesture but they were lawyers he was actually there to hide the massive sewage problem and was cleaning up our muck daily. We found out when he left. The homeless guy also said that the owner tried to drown him in the Brisbane river because he showed us the fire damage. This house was also a crack den that had major fire damage underneath the kitchen [REDACTED]. I received abusive hand written letters. When I tried to return the keys she avoided me and locked her office so I couldn't return them....knowing I would be charged rent. The property adjacent also belonged to them and we somehow were paying the bills for both properties.

> I moved into a granny flat [REDACTED]. Where the owners pretended not to know that it periodically flooded. So I came home at least 3 times to half a foot of water. Covering the entire flat...all my electrical wires dangling into the water. My mattress on the floor. Twice I slept in water. 250\$/ week 2016

>I currently am on the Sunshine coast and cannot leave because there is no affordable housing for independent women. You either need a man's wage or you sharehouse. There needs to be single room units built that are \$200/ week. I am 32 and should not have to share with drug addicts anymore.

I don't understand how we can't get it together. Maybe let's put some financial scientists in charge of the money. People who are not from the upper class and know what it is that they are asking of people. BECAUSE [REDACTED]

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]