
From: [REDACTED]
Sent: Sunday, 4 July 2021 11:34 PM
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 in Queensland.

My name is [REDACTED] and my email address is [REDACTED]
[REDACTED]

There are two main structural issues that my partner and I have had to deal with while renting. Firstly, property managers can avoid their own deadlines without any repercussions. We had to email ours multiple times over about 3 months to get our latest lease renewal. Our previous lease had actually expired a few weeks before they even sent us through the new one to sign. This left us in a limbo where we weren't sure whether we should look for a new place in case the landlord didn't want to renew. We knew we'd have a two month notice period if they didn't want to renew, but that would have meant we had to move in the middle of the uni semester, when we would have less time and when there tend to be less properties available. [please also redact the remainder of this paragraph if any of this is going to be made public - I want to share this concern, but worry about being identified by it.] [REDACTED]
[REDACTED]

Secondly, it's not possible to adopt pets (following the proper processes) in most unit complexes. To adopt a pet, you need to be able to show approval from your landlord and body corporate, but to get approval from the body corporate, you need to give the name, weight, breed etc of your pet. Adoption processes usually happen very quickly and there's not enough time to get this body corporate approval before applying. They can also be very competitive processes, so people might apply for multiple pets, and it's unnecessarily arduous to have to apply every time when the relevant details (e.g. type and size of pet) aren't any different.

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 black rectangular redaction box covering the signature of the sender.