

From: [REDACTED]
Sent: Monday, 5 July 2021 9:32 AM
To: Burleigh 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 Michael Hart 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.

[ADD YOUR EXPERIENCES AS A RENTER HERE]

I have been living in Palm Beach for nearly 5 years and recently was told there would be a rent increase. I had expected it because the two units beside mine had gone up. At present I pay \$370 a week and she told me she would be putting it up to over \$500. That's over \$150 a week extra. She didn't mention the figure but she said in the 5 hundreds, so who knows what she actually wanted. She knew how ridiculous it sounded that she couldn't even get the amount out, I had to keep asking her "Just tell me. How much?". She never revealed it. I rebutted profusely and told her if she was to do that then I would have a long list of things for her to fix. She is the daughter of the owner and her mother and her own their realestate -I think. Her father has always done the maintenance around the house and although he is a lovely guy he would turn up all the time unannounced. He would do very sloppy jobs and have no idea how to make things look aesthetically pleasing. We knew we

were paying cheap rent in a very run down house that he has said he would be knocking down in the future anyway to make way for a massive set of units. I let him get away with the poor attention to detail because it was a payoff for cheap rent in a very old decrepit unit. I told his daughter all this and she said she would ring me back and take all that into consideration. 3 weeks later she rang and gave me my marching orders. We are to vacate due to renovations. She didn't discuss anything else with me but I'm very sure she won't be doing anything at all to change the structure of this unit and certainly nothing that would be deemed big enough to have us move out. We haven't missed a beat with our rent and have been respectful and courteous tenants. We have put in so many applications around the area but keep getting knocked back. We heard that you could offer more rent per week and offer rent in advance so we have been doing both. Still getting knocked back. We ma

de such a good offer on one unit; \$50 extra per week and 6 months rent in advance. We were declined so I rang that real estate and she simply said we were outbid by a lot!! The situation is looking dire and it's incredibly

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worrying because the only places looking possible are very far away and I'll have to quit work and my daughter will have to change schools because she will be out of the catchment area for PBC High. It's pure greed and money is being put before the welfare of human beings and that's all that needs to be said. Thank you for hearing my story.

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.

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