
From: [REDACTED]
Sent: Monday, 5 July 2021 2:10 PM
To: Greenslopes 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 Joseph Kelly 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.

The last few years of my life have been affected massively by unstable housing. I've lived with hostile housemates that I was unable to break lease from without a heavy cost that I could not afford, leaving me and my partner couch surfing for months. Recently we have found a place we believed could be long term, but with a few months until the next lease, were told that the home that we had made for ourselves here was going to end. They decided they didn't like us for whatever reason, and we were left with a Form 12 Notice to Leave (Without Grounds). We have had to sell treasured items to afford to move out as we had not been originally planning that. All I want is to settle down with my wife and live a good, simple life. However as a renter that seems like it will never be possible, and I will continue to bounce from house to house, spending the meagre amount I can save on the costs involved, constantly needing to settle into new environments. It's sad when my greatest dream

is to simply own a house of my own, for the sake of stability and so that I can one day raise a small family without constantly disrupting my child's life with moving. With the state of renting in QLD as it currently is, I am left often homeless, my health disintegrating constantly, in poverty, sharehousing in often bad situations, and unable to start a family as I dream of. I beg, all I want is stability and not to be kicked out of a home I've made without notice, or having constantly increasing rent costs.

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.