
From: [REDACTED]
Sent: Monday, 5 July 2021 7:14 PM
To: Maiwar Electorate Office
Cc: Community Support and Services Committee; thepremier@premiers.qld.gov.au; communitiesandhousing@ministerial.qld.gov.au
Subject: 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 Berkman MP,

Dear Committee

Please find my submission the Housing Legislation Amendment Bill 2021 (The Bill).

I'm a long term renter who has always maintained the properties I've lived in to the highest standards. Despite being an excellent tenant, I've always lived in fear that I will be bumped out of properties for no reason. This fear has shaped the way I live my life and impacted me in various ways. One impact is that I'm left feeling like a second class citizen or "less than" neighbours who own their properties. The Housing Legislation Amendment Bill is a real opportunity to change the dynamic for renters, which is more important than ever as we face an era of more citizens trapped in renting - unable to get into the housing market themselves as they continue to be squeezed out by investors.

The Bill fails to meet its key stated objectives. In particular it fails to ensure that vulnerable community members are supported to sustain tenancies. It also fails to remove the ability of lessors to end tenancies without grounds.

I want to see the following changes in the Bill.

NO UNFAIR EVICTIONS. The grounds to end a tenancy, for 'end of a fixed term', must be removed as a matter of priority before the legislation is passed. As it is, the Bill will increase the reasons why renters can be evicted at no fault.

ALLOW MINOR MODIFICATIONS. Being able to personalise and make safe my home is an important reform which should be included. The Bill must allow renters to undertake minor health, safety, accessibility and security modifications without prior approval, and minor amenity and personalisation changes with a short notification.

MAKE IT EASIER FOR PEOPLE AFFECTED BY DOMESTIC & FAMILY VIOLENCE. I support the government's proposals around domestic and family violence but they must also include the ability to install security measures without prior consent. This is a vital safety protection for people experiencing DFV.

LET RENTERS CHOOSE TO KEEP PETS. The Bill will go some way to support pets but they will still see renters with pets vetted out at application time, and allow conditions where the average dog or cat must live outside. The Bill must be changed to start with an assumption that renters can keep pets if they choose; require the lessor to seek orders to restrict pets if there is a dispute, and declare any previous pet conditions upfront.

We need real change for renters that brings stability and the ability to make a place our home.

Yours sincerely,

[REDACTED]

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