
From: [REDACTED]
Sent: Tuesday, 6 July 2021 8:05 AM
To: Kurwongbah 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 Shane King 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'm a single woman, a mother and grandmother. Due to a toxic relationship 10 years ago that cost me my home and financially ruined me I have been unable to buy a home. I have health issues that have been costing me a considerable amount of money over the past five years and yet have consistently worked and paid my rent. However unlike my own home I cannot hang pictures and am made to feel like a criminal if I attempt to rent a home with a pet (my only companion in my household) I currently live in fear of a rent rise or being evicted, due to the fact my landlord is an ex partner who has a vendetta against me. My lease recently expired and I have had no communication from the Real Estate or landlord regarding a renewal or advising of the status of my lease. I feel at anytime I could be evicted if my ex decides he no longer wants me there or he will raise the rent to a figure I can no longer afford. He does not repair or maintain the property which has several issues. I keep t he property immaculate and have an excellent rental record. I am recovering from a major spinal surgery and will not be able to pack, lift, or do a bond clean if this is the case. I also cannot afford a removalist due to the fact I lost my job in February. Although now working again I am trying to catch up on my bills. I shouldn't have to live in a house that doesn't feel like home or in fear of being evicted with nowhere affordable to go, or having an unreasonable rent increase.

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.