
From: [REDACTED]
Sent: Tuesday, 6 July 2021 6:02 PM
To: Cairns 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 Healy 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 have two beautiful well trained dogs who are my family. I work hard and provide them with what they need. I have however found it extremely hard to find a place who would accept me with them, even after showing an excellent rental history, and offering things such as pet bonds. I find the current rental market is utterly favourable to landlords and real estate agents, who feed on the weaker who desperately need accommodation in those times of crisis. I have spent large amounts of money to "fix" ridiculous things in previous rental houses that were part of normal wear and tear of a house/landlord responsibility, sometimes more than \$800 of my own pocket just to get my bond back and have a clean rental history. I mean, I have even been electrocuted in a previous rental. There is such a power imbalance at the moment that needs to be fixed, as the demand for rentals in QLD is particularly high right now, which allows for a range of abuse. So many of my friends have been take

in advantage of, signing leases which are cancelled after 6 months, with the house going on the market later for more money. The logistics and costs associated with moving is so horrendous, and tenants need to be provided with much more long term safety.

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,

[Redacted signature]

[Redacted contact information]