
From: [REDACTED]
Sent: Wednesday, 7 July 2021 6:37 AM
To: Bancroft 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 Christopher Whiting 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 been renting since I was 17 years of age, I am now 24 living with my daughter and her father. Myself and her father have been separated for 2 years but due to the current rental market and himself recently being moved from his apartment due to a No grounds eviction he has had to come live with me in my small 2 bedroom apartment so that my daughter has a safe and stable place to live. Since I have become a renter I have witnessed the power imbalance between renter and landlord in action. I live in fear of asking my landlords to assist in repairing broken things that previous tenants have done, instead forking my own money out after months of "we will email you about this tomorrow" and no response, I live on a early childhood educators wage and this is not acceptable. I live in fear of bringing up issues in case of a rent increase or no grounds eviction. Mr Whiting this house is my home, my place to relax and be with my 3 year old at the end of the day, for \$350 a week I live in a very small 2 bedroom apartment, and currently in Deception Bay there are two houses for rent within my current price range. This leaves me with no space for my daughter to have her own space or a place to put pictures and memorabilia of our life together. I foresee renting as a life long thing as early childhood educators do not earn enough to put down deposits for housing, and I want the security and safety that a home should provide for my family, not daily fear of no ground evictions when I put all of my time and money into preparing for inspections every few months.

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.