
From: [REDACTED]
Sent: Wednesday, 7 July 2021 10:09 AM
To: Lockyer 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 James McDonald 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 the same house for 4.5 years. My landlord increases the rent by \$5 per week every renewal. During covid 19 there were no rent hikes, so my rent increased by \$10 per week in March. Despite living here long term, my landlord only offers 6 month leases, once I was offered a 3month lease without explanation. My landlord owns and uses the adjoining land, which means he is regularly 'stopping by' to check up on things. He has power connected to both properties, at one point he disconnected my power, leaving us without power or water until the following day when we could have it reconnected. My landlord arranged to have the external house painted while I was living here, which meant I had tradesmen here any where between 6 am and 6pm for 3 months, and my dog had to be restrained during this time.

I live in an old home, there is mold in the ceiling, there are no fans, no screens, no bathroom or kitchen exhaust fans. The hot water system is too small to cater for the number of people approved to live here, we have to schedule our showers during winter to ensure a hot shower.

I live in a rural area, there are rental shortages, despite being unhappy with many of my experiences here, there is not much option to move. 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]

*Please redact my name and details