
From: [REDACTED]
Sent: Wednesday, 7 July 2021 10:11 AM
To: Nanango 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 Deborah Frecklington 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.

In the past year, my rent has been raised twice and I experienced uncertainty and stress about whether my lease would be renewed (and then whether I could find a new place to live in an increasingly tight rental market) despite being a long term tenant and always being ahead on my rent. I routinely have to hound my real estate agent to get repairs done because repairs are inconsistent, sometimes they come the same day, but other times I've had to call and visit the office every week for a month to get them to send someone to inspect the split system when it stopped working, and had to continue calling and visiting for a further two months before it was replaced for being non-functional. My landlord still hasn't fixed the fence that has been broken since I moved in several years ago despite having been reported at least a dozen times.

Tenants already pay a bond in addition to weekly rent and often they live in the property for longer than the owner (if the owner has ever even seen the property in the case of investors) and it's absurd to expect that people won't live their lives in the home they live in and part of that is getting pets, putting up art or photos, and not having to stress about homelessness at the end of every lease agreement.

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.