
From: [REDACTED]
Sent: Wednesday, 7 July 2021 10:34 AM
To: Mansfield Electorate Office
Cc: Community Support and Services Committee; thepremier@premiers.qld.gov.au; communitiesandhousing@ministerial.qld.gov.au
Subject: Submission on the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear Corrine McMillan MP,

Dear Committee

Please find my submission the Housing Legislation Amendment Bill 2021 (The Bill).

The Bill fails to meet its key stated objectives. In particular it fails to ensure that vulnerable community members are supported to sustain tenancies. It also fails to remove the ability of lessors to end tenancies without grounds.

I want to see the following changes in the Bill and urge you to support the following:

The grounds to end a tenancy, for 'end of a fixed term', must be removed as a matter of priority before the legislation is passed. As it is, the Bill will increase the reasons why renters can be evicted at no fault and essentially maintains the status quo of no grounds evictions. Renters must be protected from being pushed out of their homes without a good reason. Families require stability and security.

Removal of the proposed 'serious breach' provision which allows renters to be removed on the basis of a 'reasonable suspicion of illegal activity, intentional or reckless damage, and interference with the peace and privacy of another tenant or their use of the property. This section mirrors the current section applying to social housing which has already threatened the stability of housing of many vulnerable renters. Significantly, this provision will permit people to be moved even if there is no conviction for any illegal activity.

The Minimum Housing Standards must also be inclusive of ventilation and light standards, and should apply to premises far sooner than 1 September 2023.

Minor modifications should be permitted. Being able to personalise and make my home safe is an important reform which should be included. The Bill must allow renters to undertake minor health, safety, accessibility and security modifications without prior approval, and minor amenity and personalisation changes with a short notification. While I support the government's proposals around domestic and family violence, the Bill must also include the ability to install security measures without prior consent, reflecting the measures introduced under the Covid Response Regulations. This is a vital safety protection for people experiencing DFV.

Renters should be permitted to keep pets and apply for properties when they already have pets. The Bill will go some way to support pets but they will still see renters with pets vetted out at application time, and allow conditions where the average dog or cat must live outside. The Bill must be changed to start with an assumption that renters can keep pets if they choose; require the lessor to seek orders to restrict pets if there is a dispute, and declare any previous pet conditions upfront.

We need real change for renters that brings stability and the ability to make a place our home.

Yours sincerely,

[REDACTED]

[REDACTED]