
From: [REDACTED]
Sent: Wednesday, 7 July 2021 11:59 AM
To: Coomera 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 Crandon 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 can't say I've ever had a fond memory of renting in QLD, and I've a few stories over the years including the last house we got kicked out of near Christmas. We were forced to leave, although we never broke any lease agreements and always paid rent on time, because the owner randomly decided to sell the property. This decision left us financially struggling due to having to place all our furniture into storage and pets in pet accommodation because we were unable to find a new property before the property was sold. Our young family, with two young children, were forced, after being uprooted before our lease was up, to move into my parents small 2 bedroom apartment in Brisbane City. This put extra pressure on work commutes and the four of us had to share a bed until we were able to find our new property in Upper Coomera, release our furniture from storage and be reunited with our two dogs (this in itself made finding a property extremely difficult). It's hit us so hard

financially we are still struggling now, 18 months on, as we continue to still catch up on everything we fell behind on. Renters rights are very unfair and a lease agreement should work both ways and be fairer for all.

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]