

From: [REDACTED]
Sent: Wednesday, 7 July 2021 12:02 PM
To: Lytton 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 Joan Pease 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 for almost all of my adult life and in that time I've been in many positions that have threatened my ability to be sure of having a roof over my head. I've been in the position of having to break lease due to an abusive ex partner and was made to pay for 6 months of double rent out of pocket while they waited to get a new tenant in, only a week before our lease expired. I've had to breach my real estates many times as owners will not approve work be taken out, even if it means the property is not in a safe or hygienic liveable state. I have had my tendency ended because I asked too much of my real estate and owners by wanting a safe home to live in. There needs to be a genuine end to "no grounds" evictions, this is my home and I want to be able to have the safety of being able to stay in it for long as I like without discrimination. I have had my rent increased exorbitantly between signing one lease and going to the next. I am on disability suppo

rt payments and my partner makes just over the amount that would allow us to seek public housing. This means we are priced out of the rental market but are unable to seek government assistance through public housing. This leaves us with the very real threat of homelessness in the current rental climate. Even if we could seek public housing the wait list is so long and there is so little housing available that it wouldn't be of help to us anyway. We sometimes have to take care of my partners mothers dog for a week at a time as she has disabilities the mean she can't take care of him. To us this means that we need to have a property that allows pets and it is so incredible hard to come by. Pets bring so much to peoples lives and owners should not be able to turn down an application or discriminate between applications based on whether you have a pet. There are so many more provisions that need to be added to help renters rights. It would be wonderful to see the this new le

gislation do the hard work and not just skim the surface.

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]

[REDACTED]