
From: [REDACTED]
Sent: Wednesday, 7 July 2021 5:59 PM
To: Ninderry 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 Daniel Purdie 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 this Covid situation, we had to leave our rental because a Victorian bought it. And then we had great difficulty finding another rental, and when we did, we had to pay \$170 more per week than this rental was the week before. The tenants of the rental we moved into were asked to leave and then price was jacked up by an additional \$120 a week. I personally know many other families who faced the same experience. now we are reluctant renters as the property market moved so much, we couldn't buy. We are paying \$680 a week when before we were paying 530 for the same quality home. This is a huge amount of money. As renters we are treated like we have few rights. The agent recently walked through our home and tells us how to live. We are not to put a plant in places of our choosing. We can't hang anything on the walls, we are made keep our house to a standard that owners don't have to. And it's a very unpleasant situation to be in. Meantime we are paying off someone else's mortgage. We are in that squeeze zone, we were in our 50s, we both owned a house before due to previous marriage. And now the possibility of us getting a deposit big enough to buy a house has almost slipped through our fingers. The government has cut some slack to single parents, they should equally consider people in our situation with school age children.

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 large black rectangular redaction box covering the signature and name of the sender.