
From: [REDACTED]
Sent: Wednesday, 7 July 2021 6:43 PM
To: Nicklin 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 Robert Skelton 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 sunshine coast .

I have been in my current rental for 11 years and have been given notice to leave as the unit is under contract . That's fair enough ,i understand the owner has a right to sell . What has been very difficult though was dealing with a sales agent who insisted on acting illegally on several occasions resulting in me having to call the rta to have my rights as a tenant upheld. I think agents are doing this simply because they feel they can at the moment because tenants are afraid they will get a bad rap when they make future applications if they make waves or dont comply with unreasonable agents walking all over them . Coupled with that is the stress of having to try and find somewhere else to live with a massive housing shortage here on the sunshine coast . As a working single parent i have worked my butt off to ensure my son has a decent roof over his head and opportunities for a better future , but it seems that may not be enough as the deadline looms and we still have not found anywhere to live due to 100s of people applying for every available rental that is even remotely affordable! All i want to do is be able to put a roof over my sons head so that he can have a stable environment to finish his uni degree , i will feel like a failure of a parent if i cant provide this basic human need. This type of stress leads to massive mental health issues and even suicide in our community ! Please do something to regulate the rental industry, 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.