
From: [REDACTED]
Sent: Thursday, 8 July 2021 12:55 PM
To: McConnel 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 Grace Grace MP,

Dear Committee

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

Thank you for your representation on behalf of tenants in your area. I am an advice worker for Tenants' Qld and have been providing advice to tenants for the past 30 years at Tenants' Union and the Tenant Advice & Advocacy Service. Therefore, I believe that I am well placed to have a say on what is happening for Qld tenants. I speak to tenants every day on the state-wide advice line, and I am therefore well acquainted with their issues throughout Qld and my information is up to date.

As you are no doubt aware we are currently in an extreme housing crisis with Qld tenants in particular hard hit. Tenants who have been securely renting the same property for 2-15 years have found themselves receiving without grounds notices to evict and re-tenant with much higher rents.

These tenants who are then seeking alternative accommodation are finding that they cannot find anywhere else in the market despite making countless applications. Even tenants who have been able to offer to pay six month's rent in advance are failing to be rehoused due to the current competition. This situation is leading to a crisis of homelessness. Removing without grounds evictions from Qld tenancy law is vital to seek to prevent this homelessness.

As always, the most vulnerable of tenants including the elderly and disabled are the most affected by this crisis. Please do not be swayed by arguments from industry that this would make things difficult for lessors and agents. There are plenty of options for people who have genuine need to recover their rental property for many reasons such as wanting to sell, renovate, self or a family member moving in etc. If you remove without grounds evictions you simply remove the right to both discriminate and retaliate against tenants.

Please remember that currently 36% of people in Qld are tenants with a far lesser percentage of people being lessors. Lessors choose whether to be lessors, tenants generally don't have the choice as to whether or not they are

tenants. Lessors and the industry are doing fine with rent raising out of hand and no real enforcement on tenancy laws to repair etc. Please, this time think of the tenants who are the ones who are being treated unfairly.

Without grounds eviction is like unfair dismissal, if it isn't right that you can be dismissed from your employment without a reason then it is likewise unfair that you can be dismissed from your home without one. Property investment in rentals is one of the safest of all investments and world-wide research has proven that changes to tenancy laws in no way affect the supply in the property market. Removing without grounds evictions from Qld tenancy law will not impact on decisions to invest in property or in any way inconvenience lessors.

Rents are rising at such an alarming rate that tenants are being given little choice but to sign up for properties that are unaffordable. They are also afraid to seek any kind of repairs or other rights due to fear of being evicted without grounds. Tenants are currently being offered new leases with rent increases of 15-30%. There is no room for negotiation in these matters as the agents know that they can ask whatever rent they like when they advertise the property again.

There is a desperate need for there to be some limit on rent increases to avoid rent gouging and retaliation against tenants who seek to take any steps to enforce their rights.

Currently rooming residents are among the most vulnerable in Qld. These groups include private age accommodation, private hostels, private student accommodation and private boarding houses. These residents do not have any protection against eviction as there is no need for an application to QCAT to remove them from their accommodation without any right of reply or dispute of circumstances. If you are renting in any of these places you can be removed with a same day notice for any allegation of causing a nuisance without there being any requirement for scrutiny or proof. There needs to be a requirement for a Tribunal order should be in place before someone can be evicted from their home in rooming.

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