
From: [REDACTED]
Sent: Thursday, 8 July 2021 2:22 PM
To: Mark Ryan
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 Mark Ryan 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 the past 11 years after my marriage broke down. I had to sacrifice myself to assume my kids don't go through what I have as a child but with rent going up, up, up, certainly has forced me to look at lesser quality to try keep a roof over our heads. With a single income certainly hasn't been easy. But government aren't making our life's easier by constantly thinking of produce above the well being of all the citizens. I understand that a few don't have their priorities straight and that part of being human. However isn't fair that people like me who are role model citizens also pay the price. A normal house rent cost around where I live is around and above \$400/week. A home love is nowadays less than \$300/week. How does that work? How unfair is that for that lower income earners? How can we have a proper acceptable change if the margem is so great. While at it: why is that a single parent gets pushed away from buying a property and also get ting knocked back from many rentals just because I was/am a single parent. How horrible is that? Something gotta give and our rights must be looked at so better chances/opportunities can be provided to us all. I pray that through this method changes happen as we all get a fair go to assure our children/family gets a fair opportunity.]

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.