
From: [REDACTED]
Sent: Thursday, 8 July 2021 3:53 PM
To: Cooper 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 Jonty Bush MP,

I trust that you will support more comprehensive changes to the Residential Tenancies and Rooming Accommodation Act.

I am aware that the Queensland Government is seeking submissions on the Housing Legislation Amendment Bill 2021 (The Bill).

I am also aware that people, ordinary people in Queensland are experiencing extreme housing stress. I have worked in this sector for over 20 years. And while I see that there has always been problems; I know that the situation is so much worse now.

Ordinary houses in your electorate of Cooper are 'for rent' at around \$700 per week. People on ordinary incomes cannot sustain the cost of housing. And are given notices to leave without grounds where they have met their tenancy obligations so that the owner can lease the property again for an increased rent. People need security of tenure.

I believe that the Bill fails to meet its key stated objectives. In particular it fails to ensure that vulnerable community members are supported to sustain tenancies. It also fails to remove the ability of lessors to end tenancies without grounds.

I want to see the following changes in the Bill.

NO UNFAIR EVICTIONS. The grounds to end a tenancy, for 'end of a fixed term', must be removed as a matter of priority before the legislation is passed. As it is, the Bill will increase the reasons why renters can be evicted at no fault.

ALLOW MINOR MODIFICATIONS. Being able to personalise and make safe my home is an important reform which should be included. The Bill must allow renters to undertake minor health, safety, accessibility and security modifications without prior approval, and minor amenity and personalisation changes with a short notification.

MAKE IT EASIER FOR PEOPLE AFFECTED BY DOMESTIC & FAMILY VIOLENCE. I support the government's proposals around domestic and family violence but they must also include the ability to install security measures without prior consent. This is a vital safety protection for people experiencing DFV.

I would also like to see a restriction on tenancy database listings for women who give a notice ending tenancy due to DFV.

LET RENTERS CHOOSE TO KEEP PETS. The Bill will go some way to support pets but they will still see renters with pets vetted out at application time, and allow conditions where the average dog or cat must live outside. The Bill must be changed to start with an assumption that renters can keep pets if they choose; require the lessor to seek orders to restrict pets if there is a dispute, and declare any previous pet conditions upfront.

We need real change for renters that brings stability and the ability to make a place our home.

Yours sincerely,

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