
From: [REDACTED]
Sent: Thursday, 8 July 2021 8:36 PM
To: Glenn Butcher
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 Glenn Butcher 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.

As a renter we were renting for 6 months in Kirkwood, our rent at the time was \$320 per week, after our first inspection at 4 months the real estate sent us a lease renewal agreement, this stated our rent was to go up to \$360 per week. We were happy with the increase and asked for the new lease to be drawn up and we would sign on the spot and pay the new bond. 2 more months went by with no lease agreement and I checked in with them, no response on multiple occasions. It got to 7 days before our lease was due to be up and they sent us a new lease agreement of \$400 per week, I called the RTA straight away and they informed me that it was an unfair raise in the rent price and that I could negotiate with them

If I could show them other houses in our area that were similar and cheaper. We did this but as soon as we tried to negotiate they sent us a letter to vacate the premises, they gave us 2 months notice finishing our lease on New Year's Day knowing that nothing would be open over the Christmas break and we would have to vacate the property sooner.

The RTA tells us we can try and negotiate and then we are kicked out for doing so.

After this we had the home professionally bond cleaned, there had been substantial damage done to the property by the renters before us which the real estate had bagged them to us upon first meeting to sign our lease.

After the real estate pointing out multiple damaged areas that occurred prior to our move in that I put down on our entry report

They told me we would have to forfeit our bond or go to court.

I asked them for the signed copy of my entry report and they tip toed around that for weeks.

Before informing me it had been “ misplaced” and they didn’t have my signed copy.

But still they used intimidation techniques to try and scare me into paying for damage we didn’t do.

My guess to make up for the rent as I called them out that they had to allow us 2 months to vacate.

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,

[Redacted signature]

[Redacted name]