
From: Raquel Dubois [REDACTED]
Sent: Sunday, 11 July 2021 4:46 PM
To: Community Support and Services Committee
Subject: Submission re Housing Legislation Amendment Bill

To:
*Committee Secretary
Community Support and Services Committee
Parliament House
George Street
Brisbane Qld 4000*

*From:
Raquel Dubois
[REDACTED]
[REDACTED]*

Dear Madam, Sir and Committee,

From personal experience, I would like to submit to the Committee to compel landlords give tenants at least two months' notice of changes to terms of their tenancy, and in particular, inform tenants at least two months in advance of rental increases greater than the cost of living/inflation.

I have recently been given just three weeks' notice of an increase in my rent from \$375.00 to \$400.00 per week. This represents a 7.5% increase. No significant repairs have been carried out on the property in the past 12 months, although when I moved in last August, the oven and cooktop were not working and had to be replaced. An air conditioning unit was also leaking gas and the landlord decided to replace it. However, it wasn't replaced until after an excruciatingly hot summer and I incurred phenomenally high electricity costs.

As a person with a disability (both my landlords and property managers are aware of this), it is not possible for me to find new accommodation, pack and move in 3 weeks. I have able-bodied friends who lived in caravans while looking for accommodation up to ten weeks after their leases expired.

My lease was 12 months in length, and although I paid my rent fortnightly, I submit to the Committee that they consider that leaseholders of contracts 7-12 months' duration are given a minimum of two months' notice of change of terms. This is because of the current conditions in Queensland's rental market - a significantly longer period of time than has been necessary in the past is required to find suitable accommodation.

As I have a disability, I require a low-set home, and need assistance with moving. This makes it additionally burdensome and problematic to move with short notice. I furthermore submit that tenants with disabilities be given at least two months' notice of change of terms.

Ideally all tenants would be given the same period of notification, else prejudice against those with disabilities may ensue.

Furthermore, I would like the committee to know that I have been forced to relocate due to house sales three times in less than three years - are you aware of the costs of moving, particularly when you can't do it yourself?

In absolute earnestness, I submit a request that landlords who sell a rental property to owner-occupiers that cause a tenant to look for new accommodation be obliged to pay for their relocation costs up to \$1000.00AUD.

I sincerely implore the Committee to consider my requests and take the burden on tenants in Queensland into account when considering amendments to the Bill.

Whilst the freedom to keep a pet is all well and good (I love animals), it reeks of middle-class privilege and priorities, and it is utterly, utterly useless if one doesn't have a home.

Please prioritise what's actually important - which I'm absolutely sure the Committee does not want to be seen as a toothless tiger. Surely the most important issues are improving the living conditions and preserving the homes and livelihoods of Queensland's tenants. Provision for pets barely scratches the surface of the problems that are causing homelessness and distress in this State.

I would also note that my invitation to submit came with just one weeks' notice of the deadline for submissions and right in the midst of a personally stressful period. Perhaps as a courtesy, invitations could be extended earlier in future. Tenants have busy lives too and deserve courtesy and respect - something I have found severely lacking since I suffered a disability and relocated to Queensland ten years ago.

Thank you for your attention and consideration,
Raquel Dubois.

[REDACTED]