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**From:** [REDACTED]  
**Sent:** Monday, 12 July 2021 9:32 PM  
**To:** Greenslopes Electorate Office  
**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 Joseph Kelly 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 am 55 & for the last 5 years have had to rent for the very first time in my adult life. I have always owned my own dwelling with my ex wife but have not been greedy by owning investment properties and making profits at renters expense. So I owned a property in [REDACTED] Greenslopes for approx 22 years went through marriage breakup in 2015 my wife moved out with the 2 children and rented a property in camp hill. After 12 months I was made redundant but had only recently made the decision that she & the kids should move back into the house as it was twice the size of where she was renting & I did not need to occupy such a house on my own. I am a profession degree qualified CPA never claimed a \$ from the government but yet paid an unbelievable amount in tax. That been said at the age of 59 and going through 3 redundancies between 2008 & 2016 I experienced both emotional & mental hardship & unable to find employment for the required period after being made redundant april 20

16. My only source of income was my savings & living on the street for a period of time. When I managed to get the unit so I could be involved in my children's lifes I took on the unit @ 4 450 PER WEEK & NEEDED TO MAKE SURE THE 2ND BEDROOM WAS SET UP SO THE BOYS COULD COME & STAY WITH ME if they wished . At that point in time after the 12 month waiting period I decided to make contact with Centrelink. I was told that not only was i entitled to some unemployment benefits ??? I would be entitled to rent assistance paying \$450 per week & not having the opportunity to rent out the second bedroom.

I complied with Centrelink's requests & made contact with the job agency & complied with what is required to receive Job Keeper. After doing this for 3 weeks I got a text message to advise my application had been declined & I would not be receiving any payments.

Really

Why

because under the rules my house that I allowed my family back into was now classed as an investment property & I could be claiming rent from my ex wife so this put me over the threshold for assets not income.

SERIOUSLY

There has been many faults i have found over the last 5 years & to think that onsite management can do an inspection and advise the owner of the unit that when they walked in it smelt if urine i find to be totally unacceptable.

I am a professional who has maintained the unit in a good order I live with a gp who is also a uni medical professor & donate alot of this time to the good cause of all Australians. Not only that but my father who is 87 had just walked out of the unit & seriously to even suggest this is just obscene.

Also the fact that there are more units in the local areas & the owners of the buildings seem to get away without providing adequate parking on site. Members of the community are now facing major safety issues in local street where cars are parked on both sides of the street which no longer allows for cars to travel freely in our great local suburbs

Dont get me started as a renter who wants to do the right thing for the environment & use public transport by being able to drive to a local hub.

typical example Stones corner Busway where there is no parking available for people who work in the city in full time positions & no one cares

trust e i have spoken to just about everyone & they all say its now our responsibility including BCC / TRANSLINK / LOCAL & STATE GOVT / SO people have no where to turn

I hope the greens will one day take control of the issues that are important to people who care in the community but really look hard at how to capture & keep young voters interested. I have 2 boys 18 / 19 both at Uni & would be interesting for the greens to do some market research but then again u probable know it all (THAT IS NOT TO SOUND DISRECTFUL) period YOUR EXPERIENCES AS A RENTER HERE]

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 contact information]