
From: [REDACTED]
Sent: Monday, 12 July 2021 10:36 PM
To: Theodore 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 Mark Boothman MP,

Dear Committee

Please find my submission the Housing Legislation Amendment Bill 2021 (The Bill).

NAME: [REDACTED]
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ORGANISATION: __n/a_

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.

***** From my view. *****

in the 40 years of renting I have (with permission) improved my rental by tiling, painting, installing aircon, turfing and landscaping only to find my lease terminated even though I was assured that I would be afforded a long term lease. They then re-lease at a higher price.

As a single mum with a daughter having a dog is a must for our safety regardless of the fact that they are our much loved members of our family.

I had a lawyer rent a property to me and increased the rent by \$100.00 per week effective immediately when I mentioned that I needed to be given time according to rta I was told I could not tell him what to do with his property as a lawyer he would do what he wanted.

I rented a house and the owner would access the roof cavity to spy through holes he had drilled.

I rented a nras property that made my daughter and I very ill from Aspergillus toxic mold.

We lost everything (including all the gifts my 5 children had made or bought me over the past 40 years along with my christening dress made from my mothers wedding dress, my great grandads parting gift from the post office of wood and brass scales) we owned because everything was all contaminated. I had to sell my car to pay for medications and specific testing.

The mold was caused by a long term water leak from being built and the wood used to build it had been sitting out in the rain.

I moved in to another nras house which sadly was in a questionable area which thankfully didn't have any toxic mold but it also didn't have security screens so I paid for one for the back door that led on to an alley way. The

carpets were so badly stained from previous tenants children urinating on them that even though I had them cleaned 3 times they smelled so bad that we couldn't use the bedrooms. After 9 months I spoke to my property manager and was told not to complain that the poor owner was just like me and had no money.

We had to move out.

I am on disability because I have lung cancer and now because I can't get in to a nras property I have to pay market rate for a rental which is approximately \$60.00 per week more.

That leaves me very little for food and medications.

Here we are paying off someone's mortgage which will assist with their retirement yet we are treated as second class citizens and we have to suck up their treatment or we are at risk of having to move on which removalist and relocating is not cheap.

Then there's the realestate, body Corp and owner gave approval fir my daughter and I to rent a town house in a complex when we were leaving the last nras property.

I had pneumonia at the time, my daughter and I were moving what we could by car during the week and we had a removalist booked for the end of the week. The on-site managers kicked up such a stink that we had to move out. The removalist that was booked to move us in was used to move us back to the old nras.

The owner wanted me to stay and was willing to go to court but until it was sorted I would have no where to put my dogs and I couldn't afford boarding kennels for them for an indefinite period. That cost me \$500 to have the keys for a week, we didn't even sleep there. That was for the removals (I didn't want to inconvenience the owner) to transfer mail, get nbn and electricity connected.

So we had less than a week to find somewhere else.

We secured a place and was told security screens would be put on the windows, that the front security screen that some one had tried to hack and had jagged metal pieces on it where someone had managed to cut would be replaced, that the electric garage door would be fixed. That when the air con struggled and had doubled my electricity bill would be fixed and wasn't. That rain came in on two tiles under the back pergola area that it would mean the whole back yard would end up calf high in water like a lake.

Renting really is so incredibly stressful and we are now paying top \$ for this 'privilege.

I do have a brilliant owner now but sadly private rental is becoming more unaffordable and at 61 with (thanks to mold) some chronic health conditions I will need to look at moving from this town house to single storey but sadly there's every chance that move could see me homeless.

My income now is \$1,081 pf my rent is \$761.50 (\$1.50 is the fee for letting them direct debit my account). I go with out much to keep a roof over my head but sadly no one will probably rent to me because my rent should be less than 50% of my income. That leaves me homeless. All I can do is try to sustain the status quo.

As mentioned I have rented for over 40 years. I have references dating back that far. I have tenant ledgers showing I am always 3-4 weeks in advance. My references thank me for the way I have upset the property, for my home being a pleasure to inspect.

I am a perfect tenant Yet still I live in fear.

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.

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,

A large black rectangular redaction box covering the signature area.