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**From:** [REDACTED]  
**Sent:** Tuesday, 13 July 2021 9:21 AM  
**To:** Toowoomba North 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 Trevor Watts MP,

Dear the Community Support and Services Committee, cc my local MP -

As well as supporting the information below, I'd like to add some of my own story.

I have an adult child here in town, about to have a lease expire. My child is on DSP, and so current rental rates are exorbitant in relation to anything decent and affordable. A reasonably maintained dwelling asks two thirds of their income. Do you think that's a reasonable living standard, particularly when you need money for medications and other resources to manage the disability? This person, like many others, will need to rent most likely for their lifetime.

The capacity to pay at a lower rate, and for security, knowing those payments are buying the dwelling also, would give immeasurable quality of life and peace of mind.

And perhaps government loans to facilitate this would encourage the Housing sector to make more available. I believe there's a housing scheme in Victoria that does this.

Also...

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.

In its current form, the Housing Legislation Amendment Bill 2021 will do little to improve the lives of the 1.8 million renters in Queensland. While this bill may be palatable to the real estate lobby, it completely disregards the experiences of renters all across Queensland.

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,

A large black rectangular redaction box covering the signature and name of the sender.