
From: [REDACTED]
Sent: Tuesday, 13 July 2021 9:53 AM
To: Toohey 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 Peter Russo 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.

We are having an inspection in a few days.
These requests were added onto the inspection form

TO AVOID BEING ISSUED A NOTICE TO REMEDY BREACH (ie. Form 11)....PLEASE MAKE SURE THE FOLLOWING IS ATTENDED TO • CLEAN WALLS AND DOORS • CLEAN CEILINGS INCLUDING CEILING FANS • CLEAN WINDOWS AND SCREENS • REMOVE ALL COBWEBS INSIDE AND OUTSIDE THE PROPERTY • CLEAN KITCHEN STOVE AND OVEN • CLEAN SHOWER SCREEN • WASH, SWEEP OR VACCUM ALL FLOORS • MOULD IS TO BE WASHED OFF • LAWNS TO BE NEATLY MOWED • LAWN EDGES TO BE WIPPER SNIPPED • GARDENS TO BE WEEDED If your property presentation is UNSATISFACTORY, your property manager will reserve the right to issue a form 11, requesting that the unsatisfactory items be rectified. Your property manager will then issue a further entry notice to REINSPECT THE PROPERTY to ensure issues have been attended to. If the property continues to be unsatisfactory, your property manager has the right to TERMINATE or not RENEW your lease. The form 11 will stay on your record and will affect your reference in the future.

While some of the requests are ok. I believe the cleaning ceilings and fans and whippersniping yard and weeding are unusual requests.

We don't have a garden but did have weeds mostly in the yard because we live with a bush background, I don't think I should have to climb a ladder either. I am 77. My son had an accident last year that resulted in a brain bleed and gets dizzy spells and unable to climb ladders.

This is just an inspection to see how the house is being kept. We clean everyday house is clean and tidy. Threatening a breach or a termination of lease seems a bit far out to me.

Last inspection there was a bit of dust behind a door and a couple of weeds in a gravel carport. That had not been prepared/treated before laying gravel.

They also issued a Breach because I hadn't finished paying off a water bill on time.. I had to end up getting a small loan with a huge interest rate to complete payment or would have been evicted.

Was also threatened with eviction because I had my grandchildren over in school holidays and told not to have. I have a good record as a renter but with her continued breaching it's not going to be a good for long.

Then threatening me and my family and being told I was being watched by other people in street and they would report me.

The property manager also came around(without notice) with another agent saying they wanted to do a welfare check.I didnt let them in I complained to the boss of the Real Estate concerned and he of course took the property manager side.

I have other instances I could state if needed.

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,

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