
From: [REDACTED]
Sent: Tuesday, 13 July 2021 10:40 AM
To: Michael Brenni
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 Michael Brenni 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.

As a renter in Logan, it's been so nerve wracking to see house prices and rents increase and have properties sold so quickly. We've been renting our current property for five years. We are great tenants. We always pay rent and utilities on time, the house is clean, the yard is looked after. However, we have so few options to modify the property. Recently asked for a fly screen on the door to be installed and were met with a response that "the door isn't standard size so no but you could go to the tip and see if you can find something that meets your needs". Just this week we found out the house is being sold and we'll have to move or deal with a significant rent increase, which we can't afford. I've had reduced hours during COVID-19 and I'm a Kiwi, so bit eligible for government support. We've also got two wonderful dogs, who are excellent co-tenants and have multiple dog obedience titles. But we still struggling to find a property that is affordable and accepting of pets that we can move to. We've only got 2 months to plan all this. Things like snap lockdowns are great, we need them for the community's safety, but that's an additional three or four days not available for us to get to inspections etc and we need all the time we can get.

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.