
From: [REDACTED]
Sent: Tuesday, 13 July 2021 11:05 AM
To: Mark Furner
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 Mark Furner 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 someone who has owned their own home before between 2001-2006 and renting ever since due to my life savings being scammed, I have experienced satisfactory quality of life as a renter up until the COVID 19 outbreak which has since forced my family of three to move twice and endure intrusive pressure by [REDACTED] and large groups of strangers throughout the selling of the property only 4 months into a year lease. It was brutally stressful made even more so as we kept being rejected for one property after another despite never having this issue. We all have secure longterm jobs but were only offered the choice of the two properties listed by [REDACTED] once we offered \$70 and \$20 more for them. Suddenly we were given the choice of two. I've never seen such desperate competition and felt bad that someone else would miss out because I could offer more? It should be based on references and and reasonable affordability should it not? You should be considered if you can afford the listed price. Once again, greed is allowed to flourish. I have such disgust towards the utter lack of humanity in this country and never will forget the trauma of potential homelessness faced by myself and my family. Nevermind that I work in a hospital and am expected to turn up throughout this crisis! It's disgraceful that the real estate industry can get away with this abhorrent behaviour. I have PTSD just revisiting this topic again! Have some damn empathy please. You can make a significant difference if you really listen to our stories. If you really listen you'll know what to do.

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 black rectangular redaction box covering the signature of the sender.