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**From:** [REDACTED]  
**Sent:** Tuesday, 13 July 2021 11:31 AM  
**To:** Ipswich 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 Jennifer Howard 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.

My husband and I recently moved to from Northern NSW to Silkstone a few months ago to be closer to family because my husband has been recently diagnosed with a second brain tumour, grade 4 Glioblastoma. We had to get our daughter to go guarantor for us for this rental, even though we have an excellent rental history. Our desperate situation got the realtors on our side and they did everything possible to get us this house close to our daughter. \$350pw on disability pension and carers allowance/pension.

We are currently converting my daughters garage into a flat for me when my husband deceases because after 11 yrs of caring fulltime for him and being 62yrs old I will be put on Jobseeker and I know I will not be able to afford any current rentals with the property market the way it is at present, there is currently a shortage of "affordable rentals.

Local social media forums have daily, people looking for somewhere to rent, many are young families and it breaks my heart to think of the stress these young are going through. Like me they are moving into garage conversions to put a roof over their head.

I have heard people say well farther afield where there are rentals and the truth of the matter is there are rentals available at places where there are not enough facilities, schools, GP's etc.

I wonder what will happen when everyone overseas wishing to return to Australia is allowed back in and where are they going to live?

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,

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