
From: [REDACTED]
Sent: Tuesday, 13 July 2021 4:52 PM
To: Mark Ryan
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 Ryan 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.

[ADD YOUR EXPERIENCES AS A RENTER HERE] My last rental unit was amazing until I came home one night to find the whole downstairs totally flooded with water after only a few hours of constant rain. I was devastated. I approached the real estate but somehow my emails or videos never reached them. Strange. I approached council who I thought could help but in the end I was told it was just a bad weather event.

It seemed that both neighbors and myself had major flooding issues as our units were built lower than the neighbours behind us. The question remains why council even agreed to approve this. The problem was the overflowing drains from next door.

After 5 major floodings over the next few years our constant voices went unheard. I spent many rainy nights bucketing water out of my small back yard to save any more work or loss of belongings while others slept peacefully. All 3 units lived with the stress. No one even wanted to look at what could be done. Nor did council or the real estate consult with us in any way.

Why would it matter as we were only renting. The other neighbors didn't want to push it further for fear of getting kicked out. I felt my dream place was a disaster and nightmare. Still the rent went up. I had no rights after all. I know there were solutions but no one wanted to take responsibility or the time to even connect with us over the issue. The neighbors at the back soon put a boom gate up and they weren't interested either. My yard was a constant river of water that couldn't drain away quick enough. The stress got to me in the end and I moved away.

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.