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**From:** [REDACTED]  
**Sent:** Tuesday, 29 June 2021 10:29 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.

I rented [REDACTED] through [REDACTED]. I was there for approximately 7 months when the ceiling collapsed in my daughters room flooding it with rain water. When I contacted [REDACTED] they sent over someone to do a quote. The tradespeople informed me it had already been quoted 4 days before I moved into the address. The house had been classed unfit to live in.

I was allowed to break my lease but got no help from [REDACTED] to find another house. Eventually I saw another house [REDACTED], through [REDACTED] and asked to see it. There was no fences and was promised that fences were getting put up. The house was advertised for 295.00 per week. When I told [REDACTED] that we would apply for it she told us that the owner really wanted 310.00 per week Knowing we were desperate. We reluctantly agreed. After 2 years of no repairs and still no fence, I called [REDACTED] to enquire what was happening with all the repairs eg leaking sewerage for over a year, no fences, rat infestation, broken front flyscreen lock, broken back flyscreen, just to name a few. Two hours after that call I recieved a notice to leave without no grounds as the reason. The notice was for the 10th may 2021.

[REDACTED] also constantly called my ex partner who they knew was an emotionally and psychological abuser to myself and my children to inform him of everything that was happening with me moving out of the house.

Since that date I have been living in the back of my car with an occasional night at my daughters.

I am currently waiting on a court date with qcat as [REDACTED] are stating I owe money to them for various things eg new carpet, carpet clean, bond clean, new front screen door lock. They state I didnt clean the house or get a carpet clean done, which I did. The house was filthy when I moved in there to the point the oven was full of mould.

I have photos to back all of these facts up including a copy of the original quote for [REDACTED] and the letter saying the house was unfit for living.

Thank you

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.

[REDACTED]

[REDACTED]

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