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**From:** [REDACTED]  
**Sent:** Tuesday, 29 June 2021 10:48 PM  
**To:** Capalaba 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 Donald Brown 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 along with my 3 special needs children escaped a Domestic Violence situation. I tried to flee many times and came to the same issue.. no one will rent to a single parent.

I have rented for years and never had a mark against my name until my husband took control of the finances.

My children and I were close to living on the streets multiple times. The only house we were approved for turned out to be a nightmare. Mould, rats, flooding internally just to name a few. We were unable to live in this house and forced to move a month after moving in. I have disabilities myself and this was a horrific experience. My only saving grace was The Wesley Mission and Mangrove Housing. Whilst we don't have permanent accommodation, we have a house for short term. Once this ends, we have nowhere to go.

I had applied for well over 200 rentals in just a few months. Not one property would accept a single mother and her 3 children.

We may still have issues going forward with finding a permanent home.. taking into account the influx of out of state buyers and the decline in rentals, many of us will be homeless before we know it.

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,

[Redacted signature]

[Redacted contact information]

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