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**From:** [REDACTED]  
**Sent:** Wednesday, 30 June 2021 8:09 AM  
**To:** Mt Ommaney 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 Jessica Pugh 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.

In my experience of renting, I have been unable to re-sign a lease due to significant price increase. This same landlord would show up unannounced to our home on a regular basis to 'check in' and 'maintain the yard'. This meant we didn't even have privacy in our own home, he once showed up in my backyard while I was hanging out washing in my underwear. It was very upsetting. Another time I came home and my housemate who has ASD had been hiding in the cupboard for hours because the landlord had showed up outside her window and frightened her. We offered to water the plants so he wouldn't have to come over each week but he insisted. It wasn't fair to me or my housemates, especially my friend with ASD who was trying her best to live independently.

Our toilet pipes burst as it was an old house and sewage water filled the downstairs of our home and destroyed some furniture. That remained untreated for days and when it was 'fixed', some of the sewage soaked carpet was kept in the house despite obvious health risks. This is the same man who increased the rent for this property and who took our entire bond of \$1800 for some scratches on the stairs - according to him the entire staircase had to be replaced. As a renter, I felt helpless. I had to move to my parents after living out of home for 6 years, to find a new rental and save for a bond. My current home is \$245 a week for a mouldy one bedroom, not including any bills. I'm living week to week and money is a constant stress, though I am considered lucky as I know many people are being forced onto the streets and living in their cars.

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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