
From: [REDACTED]
Sent: Wednesday, 30 June 2021 10:10 AM
To: Clayfield 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 Timothy Nicholls 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 have now been renting since 2009 and in this time I have had some really great landlords and a few who were terrible. When I lived in West End in 2010 my landlord entered into our apartment on three different occasions and used our shower. I know who does that? Then we we moved out kept \$500 because the screens on the windows were dirty. We were never asked to clean these and neber thought to do it as they were screwed in outside the apartment and could not be reached by us as we were a first floor apartment.

The other terrible landlord I had would not fix anything and due to his hording would reuse old items when he did which resulted in things breaking over and over again.

My main issue has always been real estate agents with no scruples. One tried to charge me for the arreas for the previous tenant.

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

Ideas I would also like to put forward:

1. The owner is not allowed to make repairs to any property tenanted. All repairs must be done by a professional and to a professional standard.
2. There must be a minimum years set for when renovations take place. New flooring, painting, kitchen and bathroom. So many places have outdated and ineffective kitchens and bathrooms with outside tiles and the owner should be made to update these once every ten years as one would their own home.
3. All rentals should be officially valued by a govt agency and the owner given a minimum and max amount they are worth and only be allowed to ask for any amount between those figures. This will help with keeping housing affordable.
4. All owners of houses, apartments, units ect that remain empty should be taxed highly. I grew up across the road from an empty house and it never made sense why it was empty when so many people could not find an affordable place to rent.

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]

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