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**From:** [REDACTED]  
**Sent:** Wednesday, 30 June 2021 1:17 PM  
**To:** Ninderry 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 Daniel Purdie 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.

After 6 years of paying high rent in the Coolum area, next week my two primary aged kids and I, a manager in the health industry who has worked even harder than before due to supporting Covid related software delivery, will be homeless. I have been a residential tenant around the globe for 30 years and never in this time have I struggled or experienced rental stress like I have here on the Sunshine Coast. I have no family support nearby or anywhere really. I was close to buying a home for the past two years but always get held up due to being a single mum. I have no option but to rent. Due to the rules I cannot apply for anything over \$530pw so my choices have been minimal with so many competing applicants. I've been applying for 3 months and have been discriminated against for having kids and no husband. How do I hold down a role as an 'essential worker' and parent without a roof over our heads. Short term options start at \$800pw if you can find any. My current rental has been sold privately with contracts exchanging the day my lease ends, 10days from now. I have nowhere to go to. There are many in a worse position, but I sit here dumbed down by the stress and simply trying to keep positive for my kids.

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]

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