
From: [REDACTED]
Sent: Thursday, 1 July 2021 5:43 AM
To: Anastacia Palaszczuk
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 Anastacia Palaszczuk 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'm currently renting a house where the owner stores rubbish at my house. The shed is filled with useless stuff like equipment from the hot tub that is no longer here but they won't allow me to throw it out and won't move it. There is dangerous metal fixtures down the side of the house that are lying on the floor. I have a padlock that is on my gate that hasn't been removed where I can't close my gate. The fences have rotted away and are falling down. One is being held up by pool safety fences that used to be from the hot tub. When I moved in nothing was cleaned and there was dirty, sticky tape marks all through the house. I am concerned about asking for anything or going to the RTA about it in case they raise the rent or evict me and my disabled kids. The ventilator above the stove doesn't work. I have solar panels that don't work and they have no intention of fixing them. Every lock in the house has been damaged by someone trying to break into the house previously. It is e

ndless and I feel unsafe asking for any of it to be fixed. I want to put security cameras up but don't want to lose my bond. I've had my car broken into and the back door has clear signs that someone has broken the screen to try to get in so security cameras would make me feel safe considering how many break ins around me there have been.

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]