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From: [REDACTED]
Sent: Thursday, 1 July 2021 3:03 PM
To: Rockhampton 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 Barry O'Rourke 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.

[REDACTED] refused to install window locks and repair doors that no longer closed/locked because "thats how it was when you moved in". My house was broken into twice and squatters used it while I was away. They then tried to charge me for rubbish removal for items that were stored under the house by the landlord, and a few items left by previous tennants. The property reports from the previous tennants were conveniently missing.

My new landlords trampled my garden to when replacing the very dangerous stairs the real estate had to compel them to fix.

I painted the rear of the house, laundry, fixed a shelves in the bedrooms and kitchen, and installed flyscreens on all the windows and doors at my expense. I also offered to go halves in a spilt system air-conditioner which they refused. In return they increased the rent \$20/wk; an extra \$1040/yr in their pockets, and out of mine. My wage did not go up, in fact I am too sick to work.

I have invasive inspecting every three months in which photographs of my personal space and belongs are taken. The real estate let themselves into the house while i was home. I was given less than 5sec to answer the knock at the door and she was in my home...what if i was sick, or engaged in personal care, or am i expected to wait by the door for 4 hr.

Both these houses were/are in very run down parts of town with high crime, drug use and street violence. The houses were/are falling apart. Landlords put little of the rent back into the properties. Im paying for them to have a tax break and i have little chance of ever owning even one home.

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,

A large black rectangular redaction box covering the signature and name of the sender.