

Community Support and Services Committee

From: [REDACTED]
Sent: Thursday, 1 July 2021 8:41 PM
To: Nicklin 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 Robert Skelton 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.

REAL LIFE EXPERIENCE:

I have so many I could share, renters seem to have no rights. We are treated terribly by power hungry real estate agents- on one 3 monthly inspection I was given a breach for having dusty skirting boards- this house may I add had a leaking outside undercover area roof (when I told real estate they said "that's the way it's designed"), bath that took over 8 hours to drain (when told real estate they said nothing they could do), iron marks in carpets, paint flaking off walls etc- yet I was pinged for dusty skirting boards.

My last place the owner sold house so we had one month to find somewhere- I'm a solo mum, two kids, and a cat I've had for 14 years. I'm so thankful a friend was able to rent me one of their houses otherwise I fear I would not have somewhere in time.

Please I beg you, help make positive changes. When it comes to housing which is a basic human need, surely there should be limits on how much owners can up their rent- not just whatever market value dictates? We pay huge amounts of money to pay off someone else's mortgage yet we are treated horribly. I've always paid rent in advance, reported any issues straight away, taken good care of properties yet some real estate and owners treat us like garbage. Taking photos of our home every three months, putting up rent, in realistic expectations of what a home should look like on inside etc.

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]
