

Community Support and Services Committee

From: [REDACTED]
Sent: Thursday, 1 July 2021 11:04 PM
To: Macalister 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 Melissa McMahon 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 just recently moved but i am with the same real estate, i was with before. I cleaned the last house, but wasn't good enough so i had to pay for a bond cleaner. The property manager was fine with it, until the new tenant moved in and complained that it was not good enough so i didnt end up getting my bond back after spending all that money😞 i was told to top soil a certain area of the grass, it was up to my knees when i moved in.

The property i have moved to, i feel like i cant do anything in it. My property manager has asked me numerous times if i have people living with me that are not on the lease just because i always have family and friends over, and their cars are parked out the front. She has also admitted that she does regular drive by's (stalks me). Now i know this a breach but dont want to take her to court because im afraid, myself and 5 kids wont get another home. I can't even hang photos of my little family on the walls because it will 'mark' them. Im over getting told what to do and how to live, when im paying the rent. I have not been comfortable since i moved here😞 im sick of telling my kids not to touch walls , its like they cant be kids because i dont want to get in trouble over minor marks on the bloody walls. Its ridiculous!

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]