

## Community Support and Services Committee

---

**From:** [REDACTED]  
**Sent:** Friday, 2 July 2021 7:16 AM  
**To:** Mark Bailey  
**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 Mark Bailey 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 have been fortunate to have a landlady who has valued and supported my tenancy. I've been in this rental almost 12 years and in that time the rent has gone up \$35 per week over that time. In saying this, the rent is over 40% of my fortnightly income, but I stay here because of the continuity for my kids and because it is such a wonderful home. I live in a wonderful friendly safe neighbourhood with good social capital. This is very important for me because I am a sole parent supporting two school aged children; one with severe developmental delays. When I ended my marriage due to domestic violence 8 years ago, my landlady was incredibly supportive with me and my children. This has been so valuable and reassuring in my circumstances due to my financial difficulties of having a single income household. With all the stressors that come with working and supporting my children, I am often thankful that my landlady supports and values my tenancy. My situation is a rare situation

as I hear many horror stories from friends and family such as:- -landlord putting up rent \$50 per week due to rental demand in their neighbourhood -people going for rental and there's 70 people applying.

Renting needs to be more secure and fair for tenants so they're able then focus on other important aspects of their lives such as children, schooling, health, work and living.

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 black rectangular redaction box covering the signature of the sender.