

Community Support and Services Committee

From: [REDACTED]
Sent: Friday, 2 July 2021 7:26 AM
To: Moggill 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 Christian Rowan 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.

My partner and I have been renting a property in [REDACTED] for 12 months. During that time our landlord has increased our rent twice. Once when my partner was living in the dwelling by himself and then when the lease was modified so that I could move in. Even though these were increases of \$25 per week we didn't dispute it. However our lease is up for renewal again and guess what. They have increased our rent again, this time by \$60!!! \$60 a week is a lot of money for us. That's \$240 per month that we do not have. We have 2 children and we are already struggling financially. My partner works full time and I work casually, it's been impossible to try and secure a full time job in the current pandemic, just recently due to the 3 day lock down I have lost my 3 scheduled shifts which means a loss of over \$200 per week for my family. We have been told by our realestate that if we don't agree to the new rent, our lease will cease on its end date. We either cough up and pay

this new obscene amount of rent or we try and find a new residence to live in. As you can imagine with the current situation that's extremely difficult. We also have to consider the fact that our children attend schools close by to our current residency. Moving to another area isn't really feasible when you consider the costs of fuel, time and of course the cost of moving. This is only should we get another property. If we weren't able to secure alternative more affordable accommodation then we would be homeless.

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]
