

Community Support and Services Committee

From: [REDACTED]
Sent: Friday, 2 July 2021 10:08 AM
To: Cameron Dick
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 Cameron Dick 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 renting in Queensland for 11 years and have never experienced the ugly side until recently. I am at the end of a 3 year stay in my current rental. Within the first 6 months I applied for my animals to go on the lease and never received a response but was told over the phone it was fine for them to be here. Here we are 2.5 years later and I have been breached for the animals being here! How can a real estate be allowed to wait 2.5 years to breach someone when they knew all along the animals were here and even pet my animals every visit and not once verbally told me there was an issue. They have also breached me for general untidiness and when I asked for more info, they referred to baskets of clothes ready for donation and moving box's! We are a family of 5 moving houses in 2 weeks it isn't going to be pretty. They have been rude and condescending even though we have never had an issue for the entire stay until now. They have made assumptions that the clothes are dirty and put down dirty clothes scattered through out the property (they are in baskets in one room). I have asked for photos of the mess they refer to and they won't provide them.

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.