

Community Support and Services Committee

From: [REDACTED]
Sent: Friday, 2 July 2021 9:57 PM
To: Currumbin 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 Laura Gerber 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.

[ADD YOUR EXPERIENCES AS A RENTER HERE]

We've been living at the same place for over 6 years. There were no high rent increases during this period however, we had lots of problems with the real state agency that manages the apartment. As good, clean, responsible, good payers as organised tenants we always repaired items in the house that were responsibility of the real state to take care of. The real state choose to ignore emails and calls regarding repairs making very difficult and tiring to get anything done. We own all the furniture in the house, there's no carpet in the house and we are a very clean and quiete couple. We've asked multiple times to the real state to ask for the owners permission so we could adopt a pet. Not only the real state agents denied to do it several times they have also tricked us once saying that they would speake to the owner. Later on, we received a very rude call from the real state saying that the owner haven't allowed pets in the property. From that day onwards I felt in a deep d epression, I still taking antidepressants even an year after this incident. This year we found out by the mount of one of the building residents that the real state have been threatened the owner of the property that we rent so he do not allow pets or any modifications in this property. Again, We've been here for 6 years and hadn't ever had any complaints or delayed the rent.

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.