

## Community Support and Services Committee

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**From:** [REDACTED]  
**Sent:** Saturday, 3 July 2021 9:02 AM  
**To:** Ninderry 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 Daniel Purdie 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.

We have been renting for the last 4 years. The owners sold the house and we still had 9 months to our contract. Prior to all this we have been excellent tenants. Paid in advance and looked after the home as our own. The real estate has no issues with us. As soon as the house sold the real estate treated us like we were squatting making it difficult for us to live out our lease so the new owners could move in sooner. We were bullied by the new owners, while things were happening like leaks, toilet not working and mould galore in the home no one would help us. We finally gave in and moved out only to rent another home for an extra \$100 a week as my wife had a stroke with all the stress and threats we were receiving from the real estate and new owners. Once we left we were told we had to scrub wheelie bins although they were clean and remove every bit of mould from the 100+ year Queenslander we lived in. The old owners had painted over mould and therefore it was now our problem.

They threatened not to give us our bond back. We did the best we could and even got a professional in who back our storie with mould being painted over. Rent jumped from \$475 to \$495 over covid and no excuses could be given in that time even though one wage was coming in for a family of 6. The rental in qld is a joke. We are lucky to have found a home out of our budget but we couldn't be homeless. We pay \$585 and so far can manage but we're not sure how long.

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.