

Community Support and Services Committee

From: [REDACTED]
Sent: Saturday, 3 July 2021 10:31 AM
To: Cooper 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 Jonty Bush 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 current real estate agency refused to fix my front door for two years as they "weren't able to get the landlord to agree to the repairs". This left me without a working front door for two years. I was too scared to submit a Notice to Remedy Breach in case it impacted my tenancy.
- when moving into another property in Indooroopilly we realised that the entire inside of the property was covered in black mould (ceilings, walls and blinds). The real estate never offered to properly clean the property
- the property at Indooroopilly had multiple electrical issues, which resulted in me being electrocuted when cleaning the property at the end of the lease. The real estate took all of my bond to clean the property when I advised it was unsafe for anyone to clean the property.
- the property at Indooroopilly had lawn mowing included as part of the lease. During the tenancy we noticed multiple sinkholes and random holes appear in the backyard. The real estate ignored my concerns until I raised a potential issue of the lawn mowing service injuring themselves on the property. The real estate agency cancelled the lawn mowing service in breach of the tenancy agreement.
- in a property I lived at in West Ipswich, the toilet was located outside. Every rental property should have an inside toilet.

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]