

Community Support and Services Committee

From: [REDACTED]
Sent: Saturday, 3 July 2021 10:52 AM
To: Michael Brenni
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 Michael Brenni 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 HEREAs a tenant at above address in Unit 25 a few years back!

I was rudely awoken one day when I came home to find my trees in my backyard had been cut below the fence line, without any warning or notice of entry

I firstly contacted Real Estate and they did not know anything about the event!

This Real Estate was [REDACTED]

I wrote to them requesting my rent be reduced until my trees grew back, as this was a Breach of the Act

Quiet enjoyment of my home!

I was told they could not afford that!

They gave me a notice to leave no grounds!

As they could apparently under our law here in QLD.

I was rather devastated as I had lived here with my youngest son who was attending University.

I did not want to move because they had done something wrong

I wanted some acknowledgment and justice.

So I took them to Tribunal!

Unfortunately on the day of the hearing, I felt I could not attend as last moment, I was thrushes into Grandma duties and had to look after my little grandson. So the hearing was held and the Judge offered me a phone conference option.

I took this.

I had already moved next door with another Real Estate as I was in fear that they may have changed the locks and did not want my son to experience this grief!

Anyway because of that the Judge would not hear the case of Retalatory as I was no longer living in that Unit! I feel this was a dud service of judgment as I had to leave in fear and there was evidence it was Retalitory!

However on the case of cutting trees , I won and was awarded half of my asking, which was to be \$550!

Unfortunately and also not correct the Judge then asked the other party if they were going to claim on my Bond!

What does this have to do with the matter at hand of the illegal entry and cutting my trees therefore altering my quiet enjoyment!

Well they said yes , they wanted \$400 for curtains

What the!

I did not do anything to the curtains as realistically they had 4 yrs or wear and tear and I was advised they may disintegrate if I attempted to wash or dry clean!

Anyway to help the matter along I said I would give them \$200 which I felt was very generous considering it was my day in court not theirs (they did not pay the fee to be in court etc).

They were not happy with \$200 so I offered \$300 to get it over!

That meant I was given orders for them to pay me \$250!

I not they still have not done so, I have followed up with this matter several times with reminder letters with the help of QSTARS and still no money, no action was apparently taken by them to rectify!

My life changed drastically that day they entered and cut my trees, my address changed and my trust in Real Estate become flawed !

Still to this day nothing!

I feel that I should be given the money in full and that the Retaliatory legislation should be upheld as it is very debilitating to have to move for no reason!]

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]
