

Community Support and Services Committee

From: [REDACTED]
Sent: Saturday, 3 July 2021 11:36 AM
To: Surfers Paradise 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 John-Paul Langbroek 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.

You get accepted for a rental property. you complete the entry/property condition report. the report shows cross against blinds for being in good and working condition. you request that the blinds are fixed. your request is denied multiple times. your request instead of fixing them all to replace just one blind which only has 3 vertical strips left stating privacy as passers by can see directly into your house day and nights (kitchen blind) your request is denied and instead you are told you can install your own venetian blind or curtain at your own cost.

you are not allowed to make put any hooks on the walls to hang mirrors or pictures. you express your concern regarding using the stick on hooks due to bubbly paint job and that it may chip or peel off. you are told that you can use the sticker hooks but any damage to paint must be repaired. ironic given you can install your own curtain and blind which would also require nails into wall.

items left in garage you request them to be removed and then decide to save the landlord the hassle and money of removing and taking them to a skip you in your own time pack them and take to a shop.

the landlords own the 4 apartments in the block and the house next door and every single tenant faces the same difficulty when requesting any maintenance or asking to do any modification. all due to the fact that they will be demolishing in the next few years and refuse to outlay any money into the apartments, and yet they still will not let us do any modifications even though they intend to demolish.

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,

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