

Community Support and Services Committee

From: [REDACTED]
Sent: Saturday, 3 July 2021 12:05 PM
To: Dianne Farmer
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 Dianne Farmer 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]my experience with renting in Queensland has been an eye opener.

I have been renting for a long time time and find that when you do the right thing for both real estate agent and home owner you get nothing both for your loyalty.

One has to fight for their bond back

Even though you follow their requirements set out by the Real Estate agent to have a bond clean and everything else that goes with it you still end up having to fight for your money back which is unfair and Unjust.

Recently just had to break a lease as loss of job just after renewing a lease

Contacted agent was given run around lost 1 week of two week notice given submitted my form 13 gave two weeks notice again.

Had to wait almost another week before I was given my exit pack from agent.

Clean house went over and above in cleaning as been there 12 years.

I am in hardship explained that to real estate agent , was put under more stress.

Handed in keys on my vacate day , agent said will see what owner wants to do with house , so in that two weeks house was not advertised even though I paid the fee to advertise and house is still not advertised 6 weeks later.

Now I am being charged by landlord to pay arrears in rent even though I paid break of lease 1 week rent plus GST and advertisement fee plus GST.

Again in more stress living with daughter as I can't afford to pay rent if I did , would have kept house to rent.

Real estate agent and landlords don't care it's all about money and their profit

The system does not protect good tenants nor does it reward the good ones .

Rent should not be put up when landlords don't fix their properties

As a tenant I have had to pay to replace TV antennas

Paint and up keep their premises there has never been any fair wear and tear even though landlords claim that again soon insurance but I can assure you they don't put the money back into their rental properties.

Also had to wait 12 months for an air con to be repaired went into the place

Had to fight for that

They wanted me to get it fixed.

The Government has no idea what is going on in rental properties and what landlords in real estate agents are doing to the good tenants I know they're bad tenants out there but they're good tenants as well and we shouldn't be used and abused by these people.

Also why should we be made to pay more rent to get a place as the market is made hard by other states moving into Qld because they are prepared to pay.

This system is greedy and is not fair.

I have also seen what people do in the housing system as I have a friend in one.

Another system not being There are people in their renting the house out and getting money to people that need rentals it's pretty clear that housing don't do the regular checks and see what people are doing they are using abusing the system to people out there that genuinely do you need housing and can't get into it I was one of them.

In the time she has been in her unit there were no inspections done.

People were renting out there units or garages as they didn't have a car

Do for the ones that did have a car

They couldn't get a garage.

So the housing system is flawed to.

I also think if you have been there for awhile and you are looking after the property your 3 month inspections should be 6 month.

Rents should be capped and I think owners need to take responsibility for the condition of their property and do the repairs.

It should be monitored that the tax they're claiming against their property that money is been put back into the property and not their own.

Also if someone losses their job and they are trying to do the right thing by both landlord and agent , that shouldn't mean that they take advantage of that situation.

Not work with the renter they are under enough stress and pressure and it doesn't give them the right to abuse their power.

Like not giving back bond

Or drawing out the process to cost more money to the renter.

They should have a legal Obligation also to do the fair and right thing to renter.

One shouldn't have to go to QCAT to fight for ones rights

We are people to

We gave our own stuff going on as well

Life is hard enough with out having to deal with other rubbish.

I get that some people don't respect rentals

But there are people out there like me who do

So how about rewarding the good ones instead of making us pay for the bad ones.

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.

Thank you for reading

Yours sincerely,

[Redacted signature]

[Redacted contact information]