
From: [REDACTED]
Sent: Saturday, 3 July 2021 1:18 PM
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.

I am a single mother with 3 children. I was amongst the renters last year that was homeless I had me and my 3 children resting in a 2 bedroom air b&b for 3mths \$600/week. I did have a rental property prior to this but the real estate would not let me renew my lease due to the owner renting it to interstate tenants for a lot more money than I was paying (rent would have increased above the allowed). I am also now in a situation where the real estate took it upon themselves to blacklist me because the RTA returned my bond in full and they wanted money to repair a screen that had been on the house since time of build some 20yrs ago; I have a qcat hearing I commenced to rectify the situation as I have never had that happen to me.

I hold a secure job as a registered nurse and at that time I was also on the COVID response team keeping Queenslanders safe from a potential outbreak. I have since secured another property which is still well above what I can afford but had no other option as my income is outside the housing departments income bracket. I was told by that department to simply move areas- despite the fact that my employment is in the Sunshine Coast and my children have attended local schools their entire schooling life.

Problems renters face:

Exorbitant rent prices

Extra charges on top of weekly rent such as no included water Preference given to interstate renters offering years in advance rent Single working mothers who do not fall into a category of housing depts income- I have no health care cards and scrimp and save just to out food on my table and fuel in my car to get to and from work- people who get this housing have usually never held down a job.

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.