
From: [REDACTED]
Sent: Saturday, 3 July 2021 1:28 PM
To: Shannon Fentiman
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 Shannon Fentiman 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.

We have experienced the following, and have not had support from the RTA, and now have notice to vacate the premises for complaining:

- owner and property manager attempted to harass and breach us to vacate before the end of the lease, as the owner intends to sell or raise the rent
- breaches without warning, threats to breach for pre-existing damage to the property
- 22 entry notices in a 6 month period, with threats to breach
- overflowing sewerage, multiple drains not attached, broken oven for 2 years, mould growing on ceilings and doors
- permitted to have a dog for 3 years, then permission revoked and threats to breach when owner intended to sell
- no smoke alarms for over a year, faulty dangerous wiring for 3 years
- revenge breaches when maintenance issues raised
- revenge eviction and harassment when maintenance issues raised further
- agent refused to negotiate with the RTA
- owner and property manager attempts to blame existing damage to the property on current tenants
- multiple false entry notices, with 24 hours notice, to monitor the property and harass
- will not allow tenants to end lease early without charging fees, despite pressure to vacate early from property managers, owner and real estate owner
- derogatory comments about tenants mental and physical health, and no leniency or compassion from agents and owner
- family now at threat of homelessness with poor rental reference, due to complaints about the condition of the property

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.