
From: [REDACTED]
Sent: Saturday, 3 July 2021 2:35 PM
To: Bundamba 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 Lance McCallum 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.

My parents have been renters for much of my life. We have been treated badly by many of our landlords despite being very good tenants. When I was 13 our landlord told my parents he was increasing the rent substantially, my mother reminded him that we had signed a contract stating that he couldn't do that to us. His solution was to tell us we had two weeks to find a new living arrangement because that price was going up one way or the other and if our contract forbade it then we couldn't live there anymore. We found a new place luckily, a cheap one too. After we had been living there for a year it became apparent why it was so cheap. The cupboards that came with the place were there to disguise huge holes in the room where possums and other animals were nesting, there was black mould growing inside the walls of my room (which made me very sick), there was a snake living in the shed that we discovered while moving in (when mentioned they said that it had been there a while), an

d when crime map was still around I used it and found out our house had been used as a weed farm before the previous tenants arrest, none of which was disclosed to us beforehand. We had to leave there for the exact same reason as the previous place. The third house (This is all in the span of three years mind you) ended up being one of those 'made for renters' places. There was no paint on the walls, it was all whitewash that came off if you touched it. The walls would dent if you leaned something against them too, leading me to believe they must have used the housing equivalent of cardboard to keep that place standing! After two years my parents were able to afford a house in Ipswich, that they now own. When we left the other rental however they tried to claim damages over issues that were there when we moved in or the result of poor materials (paint worn away near a coat rack because even coats brushing against the wall would cause it to flake off). They threatened to sue

us for thousands in repairs until we found photographs we took proving those issues were there when we moved in. Imagine if we hadn't taken those pictures.

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]
