
From: [REDACTED]
Sent: Saturday, 3 July 2021 6:06 PM
To: Mark Furner
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 Mark Furner 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.

It has been an incredibly demeaning experience being a renter, and as my family has struggled to financially right ourselves to get into the housing market we have had to rent. At our previous residence, we rented a small unit which cost \$450 a week to rent. We raised issues several times, such as the upstairs toilet leaking which was soaking the carpet with toilet water. When we moved out, we spent days cleaning the place to make it presentable for whoever would be moving in next and they accused us of urinating and defecating on the carpet outside of the toilet. The same toilet they refused to fix for months that was leaking onto the carpet.

At our currently rental spot, we have had constant leaking from the ceiling into the downstairs living area and laundry. The property managers sent several tradesmen to investigate, from plumbers to electricians and builders. When they finally got a response from one that blamed us for it instead of the obvious hole in the roof that caused leaks down the inside walls into the floor/ceiling of the lower floor they were satisfied with the answers they had and said we had to fix it. Meanwhile, there have been rodents and possums in the walls scratching and causing damage to the electrical outlets which have had to be repaired and they refuse to do anything about sealing up obvious gaps in the outside walls which let these animals get in. Because of this and other similar issues, they are ready to break our lease and force us to move so they don't have to spend any more money on fixing issues with the house.

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.