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**From:** [REDACTED]  
**Sent:** Sunday, 4 July 2021 8:34 AM  
**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 have been living in my current rental for nearly 5 years. This is the most permanent home my kids have ever lived in, the most stability we have had. Due to property values going up around me the landlord can either evict me to raise the rent for a new family to move in or simply raise the rent to beyond my means and force my decision to leave. It feels incredibly vulnerable to have the possibility of losing my home, my kids home and have to find the money again to move. Moving from the area will mean another school change my oldest has now been to 4 schools. It will mean losing our networks and our sense of belonging and it will create financial hardship for our family. I am a working mother of 4 boys. I am never late paying my rent, I have pride in the home and yard that I rent. I have repainted the walls in the home because they were looking worn and shabby, I have added garden beds and gardens to the front and back of the house all because I live here and call this my home

and believe the appearance of my home is a reflection of us as a family. I have moved many times sometimes by choice but also once because the owner wanted to move back in, another time because the owners divorced and the properties were divided and then sold, another time due to a landlord that harassed us and came onto/ into the property as he pleased. We have moved another time because the rental was being bulldozed in order to build a new flash family home. The cost of moving the amount of times we have would have amounted to the deposit on our own home. The things we own become worn and damaged with every move. The sense of belonging and stability we crave is forever out of reach and my children as they grow will never be able to return with sentimentality to the house they grew up in because it is forever changing. My current rental has significant termite damage that the owner won't be repairing because the repairs would be significantly disruptive to my family

whilst we live here. However this doesn't stop them from raising the rent by \$40 in one year.

The owner/estate has all the power and control and I have learned to be very careful with any request for repairs or servicing be very careful of never rocking the boat and even then we are at the mercy of our landlords and real

estates whims. I am thankful I have been able to keep the stability here for 5 years and I will cut off my phone or go without something to cover the rent if I am required to in the coming years just to keep the house and stability for my kids as the costs rise.

I would like the option of a long term lease, 5 years at a time would be more secure. I would like the option of replacing the carpet that is 20 years old (at my expense). I would like to be able to paint with reasonable colours to keep the walls fresh and I would like to be able to stay and not have to move at the whim of my landlord. I would care for the house as my own if there was more security in it being mine longer term.

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.

Currently in the suburbs around me there are no houses with 4-5 bedrooms under \$600 a week (I have 4 children). There are literally 30-40 families competing for the available rentals that are available and I have over heard several stories of families offering 6 months rent up front to secure a home.

I work here on the coast (full time) my two eldest go to Coolumb high and my two youngest go to peregrine springs primary. Having to move would mean a massive upheaval for our family and a move to a town and region away from the coast.

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]