
From: [REDACTED]
Sent: Monday, 5 July 2021 11:51 AM
To: South Brisbane 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 Amy MacMahon 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 name is [REDACTED]

Earlier this year our gas stove stopped working. Our rental sharehouse of three professional women, went without a stove for nearly 4 weeks which included a lockdown period.

A stove is imperative to health and financial welfare. During that period we had the ongoing option to eat nutritional lacking meals like toast or pay a premium to eat out. In the end, we spent \$100's each of dollars on pre made meals to compliment our raw food diet.

Through this process, it was up to us to follow up with the property managers numerous times. We were really concerned as there was no timeframe given. With an upcoming lock down and no correspondence for 10 days (this being week 3 mind you), I kindly emailed the agent asking for an update.

Their response was terse and scolded us tenants- 'All of a sudden everybody wants every thing yesterday, not sure how I am going to do it all by 5pm today' (Property Agent). It was not yesterday, we wanted it three weeks ago...

We were fed up of not having control over a basic right such a stove and were seriously considering asking them for financial compensation. Nearly four weeks later, a stove was installed. By that point we were so happy to finally cook again, we just focused on how grateful we were for having a stove.

However, looking back. This is pretty unacceptable. We are three young working women trying to save money and be healthy especially during the pandemic. And the landlords/ agents could not organise a stove in a timely manner. There is no alternative to a stove. We were paying the same amount of rent without delay, however the services we received in return were subpar.

We urgently need rental reform. Everyday Queenslander's are struggling with just rental basics. Landlords and agents need to take account for their actions which is having lasting affects on tenants. It is not in their financial interest to be proactive, therefore we need to legislate real change.

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]

[REDACTED]