
From: [REDACTED]
Sent: Tuesday, 6 July 2021 5:58 PM
To: Clayfield Electorate Office
Cc: Community Support and Services Committee; thepremier@premiers.qld.gov.au; communitiesandhousing@ministerial.qld.gov.au
Subject: Submission on the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear Timothy Nicholls MP,

Dear Committee

This is my submission the Housing Legislation Amendment Bill 2021 (The Bill).

The Bill fails in a number of areas. In particular it fails to ensure that vulnerable community members are supported to sustain tenancies. It also fails to remove the ability of lessors to end tenancies without grounds.

I am a new tenant to Queensland. So new that I have not yet changed my address on the electoral roll. I have just started a new fixed term and want to be able to continue on with my tenancy at the end of the fixed term. It alarms me that I could be terminated just because the fixed term comes to an end.

There is always a reason for a tenancy to end, even when a notice to leave can be given without grounds. Requiring a lessor to identify the reason from an accepted list of reasons when a fixed term is ending provides everyone with certainty. It's not unreasonable to expect this from a lessor. If I have been a responsible tenant meeting all my obligations, including paying all my rent, that my tenancy should not end without a reason.

In addition I want to see the following changes in the Bill:

* Allow tenants who are impacted by domestic and family violence to install security measures without seeking consent. Women I have known want to ensure their and their children's safety. This is an immediate need and there should not be any obstacle to the installation of measures such as lighting, cameras & window and door security screens. Often these items add value to a lessors property.

*A tenant who is permitted to have a pet should not be restricted to keeping it under certain conditions imposed by a lessor or agent. If a tenant is forced to keep their dog or cat outside, it could lead to issues such as neighbour disturbance or damage to wildlife. Tenants are already responsible for rectifying any damage they cause to the property. This includes any damage done by their pets.

In a country where there is high level of pet ownership, where people are encouraged to adopt rescue animals, where responsible pet ownership is recommended, tenancy laws should support this.

When I applied for my current rental property I was specifically asked whether I had a pet. When my rent references were checked it was a question asked by the letting agent. Before my application was approved I was asked again if I had a pet. While the advertised listing for the property did not preclude pets, it was clear to me that if I did have a pet, I would not have been approved for the property. As a single older women, I am upset that I cannot have a pet. I would have loved the companionship of a pet, and I would have been a responsible pet owner.

*Tenants should be permitted to make their home their own personal space, without going through a process of seeking permission from a lessor. An older tenant or person with disability should be able to install grab rails or other modifications to allow them to live with dignity. The whim of a lessor or agent should not determine something this important. A tenant could be asked to write to the lessor informing them of the intended modification, rather than what happens now, that permission must be sought.

I trust you will consider my perspective before any changes to tenancy law are made.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.