
From: [REDACTED]
To: Lytton 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 Joan Pease MP,

Dear Committee

Please find my submission the Housing Legislation Amendment Bill 2021 (The Bill).

The Bill fails to meet its key stated objectives. 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 want to see the following changes in the Bill.

NO UNFAIR EVICTIONS. The grounds to end a tenancy, for 'end of a fixed term', must be removed as a matter of priority before the legislation is passed. As it is, the Bill will increase the reasons why renters can be evicted at no fault.

ALLOW MINOR MODIFICATIONS. Being able to personalise and make safe my home is an important reform which should be included. The Bill must allow renters to undertake minor health, safety, accessibility and security modifications without prior approval, and minor amenity and personalisation changes with a short notification.

MAKE IT EASIER FOR PEOPLE AFFECTED BY DOMESTIC & FAMILY VIOLENCE. I support the government's proposals around domestic and family violence but they must also include the ability to install security measures without prior consent. This is a vital safety protection for people experiencing DFV.

LET RENTERS CHOOSE TO KEEP PETS. The Bill will go some way to support pets but they will still see renters with pets vetted out at application time, and allow conditions where the average dog or cat must live outside. The Bill must be changed to start with an assumption that renters can keep pets if they choose; require the lessor to seek orders to restrict pets if there is a dispute, and declare any previous pet conditions upfront.

In consideration of the consequences of the effects of Covid - 19 on people with their mental health. Animals/pets are more widely needed as support for people with mental health. Pets have shown to increase a persons wellbeing, reduce stress and provides companionship and assists with improvement of a persons mental health.

We need real change for renters that brings stability and the ability to make a place our home.

Bonds paid as a security for the premises should be returned to the tenant without the tenant having to apply for it. It is the tenants money, should a landlord want to claim monies from the bond, they should be the ones to dispute the bond.

There should be one fee free way to pay your rent. Most agents do not provide a fee free way to pay your rent. A tenant should not have to incur extra costs to just pay their rent.

A tenant is not privy to an owners insurance, a term which makes the renter liable by default for an insurance excess to be paid under an insurance policy of the rental provider is contracting out.

A person who is studying and completes their course should be able to terminate their tenancy without penalty in student accomm, as they are not longer a student.

Thank you for your time.

Yours sincerely,

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