
From: [REDACTED]
Sent: Wednesday, 7 July 2021 11:58 AM
To: Cooper 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 Jonty Bush MP,

Dear the Community Support and Services Committee, cc my local MP -

My name is [REDACTED] and I would like to provide my rental experiences as well as 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:

Hot Water not a fundamental right?

- The last two winters in my sharehouse have been difficult as the hot water system is unable to create anything above a tepid temperature. Every winter, we would ask the real estate to investigate and every winter they would send a plumber out who would make recommendations they refused to act on. This meant every shower we took from June - Aug would be in the dark in barely warm water as we couldn't turn the light on as this would also trigger the fan which would suck out any heat in the room.

Thankfully, we moved out in February. I spent the last of my savings on the bond clean and having the gardens landscaped. We each ended up spending around \$500 each, which is a lot when you live paycheck to paycheck as uni students. We drove past a month later to look at our old place to find it completely bulldozed. I find it pretty appalling that we were made to pay for all this work if the place would become a construction site a month later.

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 black rectangular redaction box covering the signature of the sender.