
From: [REDACTED]
Sent: Wednesday, 7 July 2021 4:43 PM
To: Rockhampton 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 Barry O'Rourke 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.

As a tenant for the past 7 years I have moved 3 times. The first 2 moves were because owner wanted to sell their house. The last time was because of rental increase in the area I was living, landlord requested we leave ASAP so they could double the rent to \$600 per week! We begged and pleaded to allow us to stay for \$450 a week but were told to leave. We were lucky to have found another rental for \$450 a week 2 blocks away. However I was saving for a home of my own and now all savings have been depleted by \$5000 ! \$2000 for removalists, \$1500 for bond, pest and carpets and \$2800 for bond and 2 weeks rent . How can I ever get on top of this ? It's impossible for a single mum with 2 children to ever own their own home when they have no other financial support, such as family, to assist them . The thought that your home could be taken away because the owner wants to sell is petrifying and always in the back of our minds .

When I say home - I mean home. Just like when you go home at the end of the day and look at your furnishings and art, I would like to be able to do that too . Why can't I have pictures on my walls ? My teenage daughter wants to put posters up on her walls, just like every other teen.

After paying for bond clean on ex rental house I then moved into another house where owners have vacated but not cleaned premises . And yet I am to leave house immaculate at my expense.

There is no means testing for current rentals in Rockhampton. A 3 bedroom house with all amenities such as dishwasher and ensuite can rent anywhere from \$300 to \$450. Please put legislation in place that stops landlords from making unreasonable increases in rent !

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 signature]

[Redacted contact information]