
From: [REDACTED]
Sent: Wednesday, 7 July 2021 4:44 PM
To: Buderim Electorate Office
Cc: Community Support and Services Committee; Minister for Communities and Housing
Subject: To Community Support and Services Committee (CC Brent Mickelberg): Submission on the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear Brent Mickelberg MP,

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

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.

I moved to the Sunshine Coast in 1996 - I was a sole parent with a 2 and a 3 year old. At that time rent was affordable, I have always worked and managed to pay my rent, keep a roof over my family's head and live a life - never a big life - but I was able to eat out once a week, put petrol in my car and have a small local holiday once a year. Even then though I was victim to the sudden letter from owners telling me that the house was going to be sold all of a sudden, and having to move, clean and find a new house (sometimes within 2 weeks) at great financial cost. Again though - I could actually find a rental. Fast forward to now - I have been renting on the Coast for 25 years and am 56 years old. Being a long term renter and a sole parent has meant that I have never been able to save for my own home. I have no extended family to help me so I am resigned to renting forever. But now I am truly scared. To the point that I am concerned that I may be the statistic of a wom

an over 50 being homeless. I work full time and can barely pay my rent. I am tired, working hard, and over half my rent goes to a very basic unit. I am too scared to complain that the stove doesn't work as I know that my hard work over the years of being a great, clean reliable tenant means absolutely nothing and i can be replaced in a second by somebody else who is prepared to pay more. I hope and pray I don't get a major illness as I have no idea what I would do. In September 2020 I watched rents rise by 250 a week all over the Sunshine Coast and even more now. My lease runs out in 2 months and one of two things will happen. I will be forced to move while working full time with little chance of finding an affordable rental. Or my current landlord will put up my rent at least 100 dollars a week and I will absolutely no way to complain as it represents current market value. We will soon see tent cities on the Sunshine Coast as is currently happening in other coastal reg

ional areas of Australia. I am literally just trying to stay alive here and keep a roof over my head. I know longer recognise my country.

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,

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