
From: [REDACTED]
Sent: Wednesday, 7 July 2021 6:55 PM
To: South Brisbane 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 Amy MacMahon 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.

I had to move last August as I bought a dog for my son who has experienced trauma and the dog has been a life saver for my son. I had to move as the body corporate don't allow dogs and refused to make any compensation.

We moved to another apartment that allowed dogs. We have really enjoyed living here with great neighbours and a lovely green outlook. Unfortunately, our landlord is not extending our lease in August as she wanted to Airbnb the property instead. Turns out that it is against body corporate laws. The owner has put me in a position that was very disappointing and scary as I had planned to stay here for the next few years, at least. I teach at the local primary school and my son attends the local high school. The rental market is really scary at the moment. Prices have skyrocketed since 2020 and there is not much around. Properties are leased very quickly.

As soon as I found out that my son and I had to move, again, I began my search. I eventually found another apartment in West End, but it is \$50 more per week!

Now I have to find over \$3000 quickly to secure the property. I have asked my landlord via my real estate agent 3 times to please be flexible with my move out date as I simply cannot afford to pay rent in two places. It's not like there are other tenants waiting. I understand the owner is now looking at selling the property. Not once has she offered to relet it to me in fact she has refused to negotiate with me.

I have had to take out a personal loan to pay rent on 2 places at once and to secure the next property.

I've been a good tenant and the real estate agent confirmed that in an email to me. My agent has decided to end the relationship with the landlord at the end of my tenancy as she has been so difficult to deal with. The landlord refused to pay for the pest control when I had quite an issue with cockroaches.

So, I have applied to QCAT for dispute resolution as I don't believe it is fair that I am in this situation and that the owner is not trying to find a mutually suitable outcome. Times like this I really hate renting but saving for a deposit and paying these inflated rents is impossible.

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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