
From: [REDACTED]
Sent: Wednesday, 7 July 2021 9:39 PM
To: McConnel 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 Grace Grace 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.

In its current form, the Housing Legislation Amendment Bill 2021 will do little to improve the lives of the 1.8 million renters in Queensland. While this bill may be palatable to the real estate lobby, it completely disregards the experiences of renters all across Queensland.

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.

As someone who is currently going through the process of both renting out my property and also looking to rent, both in your electorate, the experience is hectic to say the least. Being actively encouraged to rental bid as "that is what the owners are looking for" in Teneriffe where only those in a financial position to bid the highest have any hope is appalling. The ability to have a pet (I have a greyhound) where property managers judge you on your choices and refuse to engage with you about renting the property (Fortitude Valley) on a basis made up in their own mind on their own biases... I'm lucky I still have my own home to occupy in Spring Hill, but those with a looming end date, the stress, anxiety, risk of homelessness... this is happening right here in your electorate and it isn't right and it isn't in the spirit of community.

As a home owner about to lease their home, I want my tenant to make it a home. I want them to feel it's okay to have a pet, to make minor changes, to not worry about the consequence of doing so on their next inspection. To not be made to feel guilty or risk losing their lease or even their application just for asking. I don't want them to be priced out on increase and be taken advantage of. My investment is my choice. The second I decide to have an investment is the second I accept the responsibility of providing a public service to the community that should be regulated and fair. The Labour bill in its current form is basically no reform. Please adopt all recommendations and give renters the fairest go and the best chance at the best life, because even if you do I'm still very fortunate and my state is not at risk whatsoever. I urge you.

Yours sincerely,

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