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**From:** [REDACTED]  
**Sent:** Thursday, 8 July 2021 11:45 AM  
**To:** Keppel 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 Brittany Lauga 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.

[ADD YOUR EXPERIENCES AS A RENTER HERE]

My experiences as a renter are terrible. I have mostly had issues with real estates ignoring maintenance. Currently I live in a house that has a lot of mould and to this date, I have breached the real estate adn nothing yet has happened. If anything they have said, the pics proove what the condition is at the end of the lease. [REDACTED] because it was not until we moved in that we eventually found the mould was reoccurring and we are breathing it in. We asked for the owner to stop our lease at 6 mths so we could move, as the mould is under the house as well and they failed also to tell us how noisy the backpackers would be next door. They failed to tell us that they had issues with cars parking across the driveway which cuncil can't do anything about. Also the rent is \$520 weekly, we took it cause the house we were in was sold and the owners moved in. We can't all find work here and want to relocate now but they refuse to let us out of the lease fromthe mouldy house. Way to much m

oney to be paying for such conditions. We were told to pick up pavers we put down on the grass due to dead patches on the grass, we did but now we have to walk in mud to get to the cars when it rains. We have been very accommodating to the real estate [REDACTED] but they are nasty and don't care about us as tenants, we would like to get out but they won't let s leave. At least the owners get to travel Australia while we live in Mould. We are very unhappy and half packed up, trying to reduce the mould in our belongings. The generator starts up at different hours next to the main bedroom window but the owners would know all about this. They don't care that we don't feel like we can live at peace in this house. It is horrible and want out. With the housing crises as well making the owners know we can't just leave, but I am willing to live in my clean car then live in this mouldy noisy environment. When they smoke drugs at the backpackers, we can smell it. Know one cares anymore. This

is what Yeppoon people have come to. I work in a drug infested place as well, we just want out. We are a decent family and it hurts to be left so alone, not even the RTA do anything to help. It is very sad.

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,

