
From: [REDACTED]
Sent: Thursday, 8 July 2021 1:31 PM
To: Ipswich 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 Jennifer Howard 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 have been privately renting in the same home for the past 17 years and had a wonderful landlord. Due to unforeseen circumstances I now find myself having to look for a new place to live. The rental process for applying for properties needs to be made simpler. It seems 17 years in one establishment means nothing to real estate agents. One of the biggest problems is rent bidding when applying for rentals, it seems money talks, I have the money to move but cannot offer more than the 6 weeks rent required. I feel this needs to be made illegal in the state of Queensland. Also I have a small dog, so finding somewhere that allows pets indoors is another problem. I would like to be able to hang pictures without having to ask for permission every time. I like to make my rental feel like my home. Also Landlords need to have time frames introduced for repairs or replacements, as some just don't care about the property and let it crumble around you. Properties also need to have basi

c security installed, for eg. all doors and windows screened, preferable with security screens and deadlocks on external doors. I did not go through months of surveys giving my suggestions and opinions when the Queensland Government wanted feedback and input from Renters to once again have Renters ignored and not validating us.

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]