
From: [REDACTED]
Sent: Thursday, 8 July 2021 3:01 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.

When I was renting a house in Spring Hill with 2 friends in 2020, the air-conditioning suddenly stopped working in September 2020. The landlord only was able to offer a \$100 rent reduction for four weeks; we were paying \$720 week. It became so hot in the house that I moved back in with my parents for the last two months on my lease because I couldn't sleep. I know that not everyone is fortunate enough to have air conditioning; however, it was one of the features advertised for the property when we rented it and was one of the reasons why we chose the property.

I also lived in a rented apartment with two friends from 2017 - 2019 in Milton. The neighbour below kept complaining about the noise we created by walking to the bathroom/flushing the toilet late at night, and so the landlord purchased some low-cost carpets (they weren't installed, they were 'moveable' carpets) and told us we had to place them throughout the apartment to address the neighbour's concerns. They were a tripping hazard.

The landlord's agent also made a reference to our 'lifestyles' when asking us not to have too many visitors at once. We felt this was implied as a reference to us being LGBTQ+.

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 address the below issues:

- Allowing tenants to make minor modifications, like hanging picture frames or installing furniture safety anchors
- Expanding minimum standards to include ventilation, cleanliness and insulation
- Stopping unreasonable rent increases by tying rent increases to general inflation (CPI) for existing tenants
- 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,

A large black rectangular redaction box covering the signature and name of the sender.