
From: [REDACTED]
Sent: Friday, 9 July 2021 10:49 AM
To: Kawana 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 Jarrod Bleijie MP,

Dear the Community Support and Services Committee, cc my local MP - I'd like to share with you my experience of helping someone to find rental accommodation. My partner is a junior doctor, and has been placed in Bundaberg this year, while I live on the Sunshine Coast. We travelled to Bundaberg in January to find him a rental property. The difficulty in finding rental accommodation in Bundaberg was shocking to me. As a home-owner long employed in a professional role, I had not anticipated that there would be any issues. However, we were turning up to home inspections with 40 or 50 other families at each one.

We were rejected on the first place we tried to rent, but accepted for the second. We had intended to pay around \$400 a week - this was closer to \$700, but there was plenty of room for a flatmate. The doctor who moved in with us had been unable to find other accommodation, and I spoke to several other junior doctors with the same issue. Many of them were young and international with work history because they've been in medical school. Once couple I spoke to told that they offered \$100 a week over the advertised rental cost, and 6 months paid up front. The landlord accepted them at only \$30 a week above the advertised rent. I think that we were able to find something fairly quickly because of my work history. But if you want doctors in your town, they have to be able to live somewhere. And then what about all the families with lower incomes, or kids or pets? How are they finding homes if the single doctors can't get homes?

I was shocked to see how difficult it was to get rentals and how distressing this must be for families who need homes. Please do what you can to ease the burden on renters. They need secure homes in which they can feel safe, and raise their families.

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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