
From: [REDACTED]
Sent: Friday, 9 July 2021 11:06 AM
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 -

(please redact my contact details) 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've been a homeowner and a landlord (for a house in NSW) for 20 years. Since moving to Brisbane 18 months ago, I've been forced to move three times... firstly due to covid I was asked to leave within 2 months of the move as the landlord wished to sell and was able to due to covid rules. He made it clear he'd make it hard for us if we didn't help him out and it would be easier for us - flexibility - if we moved when he asked. Then after 12 months we must again move, due to the landlord wishing to sell. We feel we have no control over our lives. Moving is disruptive for children and also costs a lot of money. I signed a two year lease but was told that the landlord could evict us with just two months notice so it didn't mean much security! As a landlord, I have always been reasonable and flexible with tenants but not many landlords choose to be like this. Note that when I moved the second time, rents had risen by at least \$80 per week for the same quality of housing! I would n ever hike my rent for my tenants at such an unreasonable level - nearly 20%

My daughter rents near her university too. She must move right in the middle of exams. If she could simply request a move out a month later, or even three months later or a month earlier - whatever suits the landlord - this would help so much! But there is no flexibility or concern for her situation. She must leave and affect her studying - looking for housing takes a lot of time and then the actual move and sorting electricity etc is also time consuming - time she does not have during exam time. There is never any flexibility or concern for the tenant and it's very stressful. She is suffering anxiety simply because she has zero control and is worried for her future.

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,

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