
From: [REDACTED]
Sent: Friday, 9 July 2021 12:11 PM
To: Stafford 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 James Sullivan 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.

During the Pandemic, our Land Owner was unable to reduce our rent, our Realestate even asked us to dig in to our superannuation to make sure rent was paid BEFORE GROCERIES. They deemed their rental payments more important than us eating. I know my Land Owner has a portfolio of properties as I am in touch with the agent responsible for his tenanted houses.

We have had to break lease because we couldn't afford the house after the Covid payments stopped and our work hadn't returned to normal (some of us work hospitality and the crash lockdowns that ONLY SEEM TO AFFECT HOSPO and not FOOTBALL GAMES). Our landowner is selling up because he refuses to do any maintenance on our property, like a new water heater, the deck has RUSTY NAILS sticking out of it, the bathrooms silicone caulking is full of black mould (that we can't remove!), the electric circuits cut out if we use more than just the kettle in the kitchen and more!

We live in Alderley, a beautiful inner city suburb, we pay \$650 a week, and yet we still don't have a proper house. A house on the nicer side of Welbeck street just sold for a record \$3.4million, our owner definitely wants to cash in on the rising house prices and desperation of first home buyers by selling this dump for a place he doesn't need to maintain immediately that will make him more money. Housing isn't a game of chess! It's how people survive!

We need long term leases and no grounds evictions need to GO. A minimum standard of housing like Victoria is imperative, and if you disagree you are towing the line for those with wealth to take advantage of lower socioeconomic people.

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,

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