
From: [REDACTED]
Sent: Friday, 9 July 2021 4:29 PM
To: Glass House 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 Andrew Powell 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 renting in Qld since I was 16years old, and have experiences including, living in a house with black mould and a refusal from the owner to clean it, affecting my health and the health of my children, I have spent hundreds of dollars on bond cleans only to have them ask for more money to complete the job. Currently I am living in a property that is literally falling apart - cupboards falling off their hinges, verandah boards rotting, kitchen appliances from the 1960's and rusted, bathroom fixtures falling apart and rotting vanity cupboards. The majority of the land is 10foot lantana, unusable and is encroaching on neighbours yards. The rent is over a third of what I earn and is increasing without any repairs or renovations. Necessary repairs are made however, it is always bandaid fixes until it completely falls apart. Cheap repairs unless it is completely broken. I am now I. A position most of us find themselves in. Unsure of another lease and yet another increase of rent - almost making it unaffordable for me to live and support my children. My owners are only offering 6 monthly leases at the moment, with increased rent every time - I am a single mother with income support and a part time job, currently studying a masters degree, and have no support from child support. Should I decide to step out of my lease, I could be potentially homeless with rental availability almost non existent here on the hinterland.

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 area.