
From: [REDACTED]
Sent: Sunday, 11 July 2021 1:08 PM
To: Kurwongbah Electorate Office
Cc: Community Support and Services Committee; thepremier@premiers.qld.gov.au; communitiesandhousing@ministerial.qld.gov.au
Subject: Submission on the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear Shane King MP,

Dear Committee

Please find my submission the Housing Legislation Amendment Bill 2021 (The Bill).

NAME: [REDACTED]

MAILING ADDRESS or PHONE NUMBER: [REDACTED]

ORGANISATION: _____

A DYING WOMAN'S WISH

The Bill fails to meet its key stated objectives. In particular it fails to ensure that vulnerable community members are supported to sustain tenancies. It also fails to remove the ability of lessors to end tenancies without grounds. Supply and demand of rental properties has lead to vulnerable people being kicked out in favor of cashed up people. I want to see the following changes in the Bill.

NO UNFAIR EVICTIONS. The grounds to end a tenancy, for 'end of a fixed term', must be removed as a matter of priority before the legislation is passed. As it is, the Bill will increase the reasons why renters can be evicted at no fault.

People are in fear of real estate agents and as the ACCC and Qld Fair Trading, and the RTA have no power to charge real estate agents for unethical behavior and agency's for homeless are pushed Beyond their limits FEAR is ripe. To be given no reason only adds to the mental health costs of our tax payers.

ALLOW MINOR MODIFICATIONS. Being able to personalise and make safe my home is an important reform which should be included. The Bill must allow renters to undertake minor health, safety, accessibility and security modifications without prior approval, and minor amenity and personalisation changes with a short notification.

I was in trouble with our real estate for wanting to clean the gutters with a purpose bought hose extension. And after three yrs of being told "it was up to the owner to fix or replace the back stairs" Steve fell threw the back stairs and we replaced them but asked about the brackets (which we paid for) and now are under a leave without reason order. The real estate didn't even send out someone to validated our concern over the stairs. We had to breach the real estate to get the repairs done even with the notice to leave so the next tenant would be safe. My lung specialist said I will be in hospital or even die if I was on the street. (Looks like the real estate gets its wish that I can drop dead as it is not their problem.) **MAKE IT EASIER FOR PEOPLE AFFECTED BY DOMESTIC & FAMILY VIOLENCE.** I support the government's proposals around domestic and family violence but they must also include the ability to install security measures without prior consent. This is a vital safety protection for people experiencing DFV.

LET RENTERS CHOOSE TO KEEP PETS. The Bill will go some way to support pets but they will still see renters with pets vetted out at application time, and allow conditions where the average dog or cat must live outside. (This is against council laws and fines apply) The Bill must be changed to start with an assumption that renters can keep pets if they choose; require the lessor to seek orders to restrict pets if there is a dispute, and declare any previous pet conditions upfront allowing for adhering to council laws.

We need real change for renters that brings stability and the ability to make a place our home.

Some people know that they will never own a home of their own. And are happy to pay someone's mortgage. If owners want long term tenants, real estates agents must be made accountable. At the moment. Real estate agents are playing tenants and owners against st each other. Mental health issues cause some people to get even with

owners properties. Owners pay more insurances and don't get told of repairs that need to be done or worse pay for work that is not done or has been done by a tenant.

Till the supply vs demand issues is ment, abuse will happen , profiteering, families will be homeless. Add Covid. I, by law must stay at home due to immune and degenerative lung disease. But I have to house hunt knowing I won't get a place and I have to die. Because of a real estate agent. Please help fix this big problem for our children and our vulnerable. Having a roof over our heads is our human right. Is our Democratic right and we deserve to feel secure and safe in a covid unsafe world.

Yours sincerely,

[REDACTED]