
From: [REDACTED]
Sent: Monday, 12 July 2021 3:37 PM
To: Leeanne Enoch
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 Leeanne Enoch 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.

Upon moving into my current residence it became clear the property manager had not:

- * completed an exit inspection or report
- * had a bond clean or pest control carried out
- * carried out any routine maintenance to the property: dishwasher broken, one broken window pane, yard had not been mowed in many many months, vertical blinds dirty and/or broken and/or missing.
- * arranged for the smoke alarms to be tested prior to my move in date as required by law
- * done anything about the smoke alarms since at least 2012 - that being the year they were meant to be replaced according to the stickers on them.

I am fortunate that I was brave enough to contact the body corporate since my property manager is also the site manager, and the owner of my residence is on the body corporate committee. The owner was provided my details and reached out to me directly inside of 24hrs of my first contacting the body corporate, and has been proactive in the matter since.

I am under no illusions that this is not the norm, and I did receive the most disgusting and threatening email from the property manager as a result. I like where I live, and as a result of the necessity of having to escalate to the body corporate and the owner, now fear that when my lease comes up for renewal the property manager may make moves to ensure I am not offered a renewal. I am aware he has due to mismanagement and poor record keeping compromised my immediate neighbour's likelihood of having their lease extended, being a single parent to two ASD and ADHD diagnosed children whose current arrangement is so the children can attend schools with sufficient support for their needs, plus has them all closer to their extended family who can also lend support.

In my experience and observation people often do not look at renter's situations holistically, not make efforts to work with them to the mutual benefit of all involved. What a poor society we have become in this.

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.