
From: [REDACTED]
Sent: Monday, 12 July 2021 4:28 PM
To: Mermaid Beach 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 Raymond Stevens 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.

As a renter in Queensland, I am made to feel like a second class citizen, with minimal rights to feel secure while renting a property. We have rented the same place for over 10 years, and although there has been no painting/carpet replacement/general maintenance except when repairs are needed, we are made to feel that of the place is not in perfect condition when we leave, we will lose our bond. I am not allowed to have pets, even though we are perfect tenants with a wonderful rental history.

I am extremely concerned about the spike in rental costs on the Gold Coast and have experienced the extreme stress felt by friends of mine who have been impacted by the cost and lack of availability. In addition, I believe real estate agents do not account for the fact that people who rent do work, and organise viewing of properties during the working week meaning I have had staff who have lost wages as they have had to go and look at properties during the work day.

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.

Thank you

Katherine luca

Yours sincerely,

A black rectangular redaction box covering the signature of Katherine Luca.