
From: [REDACTED]
Sent: Monday, 12 July 2021 6:47 PM
To: Kurwongbah 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 Shane King 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 rented the same property for the last 8 years. In that time I have not been able to hang pictures on the walls and denied having a pet multiple times without any reasonable excuse. According to my current property agent I am one of their best tenants who pays rent on time every week and water bills when they are due. I keep the property immaculate like it's my own yet I'm treated like a second class citizen.

I have been subjected to discrimination as a single parent and bullied by neighbours who are property owners. I have been threatened and intimidated by male neighbours who thought because I'm a single mother I would be an easy target.

These neighbours have been able to obtain private information about my rental information and lodge false allegations and complaints against me without any evidence or proof. The first time it happened it got to the point the property agent was trying to evict me on no grounds. Each time I have had to respond to these allegations and complaints with no grounds or evidence provided by these neighbours. There have been times where I have felt unsafe as a tenant and felt lesser as a person because I'm a renter.

The reason I stay in this rental property is because it's the only place I can afford and within reasonable distant to my child's school. If I had to leave for any reason, I'm sure I would not be able to find another rental property due to the rental crisis in Queensland and the rise in rent makes it virtually impossible especially being a single parent.

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 black rectangular redaction box covering the signature of the sender.