
From: [REDACTED]
Sent: Monday, 12 July 2021 9:46 PM
To: Mt Ommaney Electorate Office
Cc: Community Support and Services Committee; Minister for Communities and Housing
Subject: To Community Support and Services Committee (CC Jessica Pugh 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 Jessica Pugh MP,

Dear the Community Support and Services Committee, cc Jessica Pugh MP

I write to you as not only a local resident with-in the electorate of Mount Ommaney, but also a landlord of a rental property of which I am trying to pay off in the electorate of South Brisbane.

So 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.

In its current form, the Housing Legislation Amendment Bill 2021 will do little to improve the lives of the 1.8 million renters in Queensland.

While this bill may be palatable to the real estate lobby, it completely disregards the experiences of renters all across Queensland.

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.

Speaking as a landlord, I like many 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.

I should make it very clear that as a landlord of a South Brisbane apartment, I have not increased the rent as part of continuing my on-going relationship with my tenant so they have an affordable place to live.

So 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, something I am dead against – 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.

Again speaking as a landlord of a South Brisbane rental property of which I am just trying to pay off, I urge the government to either support the Tenants' Rights Bill, or amend its own bill to provide real protections for renters.

Yours sincerely,

[REDACTED]
Landlord of a Woolloongabba Apartment

PS. To further play my part in reducing homelessness in Queensland, I as a landlord also support a Queensland Government vacancy levy against landlords who leave Queenslanders homeless when this need not be necessary.