
From: [REDACTED]
Sent: Tuesday, 13 July 2021 6:55 AM
To: Leanne Linard
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 Leanne Linard 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.

Three years prior to 2020 I moved into a unit in Gordon Park. The owner had insisted that the place had been bond cleaned. However, when arriving the place was a mess. The internet plug has been pulled out of the wall, a bidet has been improperly installed in the toilet, the dishwasher was broken, there were crayon drawings on the wall, broken glass on the two balconies, and two fist sized holes in the bedroom door. The owner initially refused to pay for "another" bond clean, but did. We spent the next year making the unit habitable. There were other experiences having the hot water system fixed as it a) wasn't working and b) was leaking. This took over a week to get seen to.

When moving into Kedron initially there weren't problems. However, the realestate knew the oven wasn't safe as it was missing safety glass and this took well over a month to be fixed. Also, initially when signing the lease we were allowed our dog inside and outside the house. However, we had many stressful emails from the realestate after a friend of the owner had entered the house without an entry report stating that the dog was not allowed inside. Furthermore, the roof of the house leaked in the rain through the electrical in Jan/Feb of 2020 and we are still waiting for a qualified electrician to check the safety of the wiring. Considering safety, the bathroom is improperly ventilated causing black mould to form on the roof of the room, which we ended up clearing ourselves. The realestate sent through professionals to quote and assess the roof. They said that it needed a proper professional clean. That was over three months ago... There have been a few unreasonable demands from members of the realestate over the 18 months. When we went to sign on for another year the rent was increased far more than the recommendation for the area which we had to challenge ourselves.

Never in any rental experience have I been allowed to hang pictures or photos. Every time I have rented we have offered more than the asking price to ensure that we have somewhere to live.

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.