
From: [REDACTED]
Sent: Tuesday, 13 July 2021 9:59 AM
To: Stirling Hinchliffe
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 Stirling Hinchliffe 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 currently been living out of home for about three years. Both times I have moved, I have had to live with my partner's mother as we were unable to find permanent accommodation in time. I am currently in that situation right now.

We go to the inspections, we had our bond refunded both times, we are looking all along the shornecliffe and Kippa-Ring train lines to find a place that is cheap enough but we still cannot succeed. We also want an indoor cat to own but we have never adopted or even fostered as we cannot risk our living situation as so many do not allow pets. I could not live with the heartache of giving my cat up to the shelter but so many have had to do just that so they can prevent being homeless.

Before the first inspection is announced to the public, the property is taken off because of a successful applicant. Housing beyond North Pine is \$100 less than being closer to the city, for sometimes Housing that isn't up to the same standard. Barely anywhere has two carports and both me and my partner work. We found properties that flood easily. We both work however we don't earn enough to stay around Northgate or Sandgate to stay close to work with our interests in mind.

We have also openly witnessed rent bidding on a real estate seeking app and frequently notice great properties that increase the rent mid-lease, how can renters afford this competition appointed by the wealthy landowners?

We are also being contacted by our former real estate agent to cover costs for a key we are certain we returned and after already getting our bond back and sorting out any repairs privately. We have always felt the need to bow to our real estate's commands cause we know we can't afford a lawyer or even the time to take this to the RTA.

I challenge any politician to go to an open inspection for an NRAS property. My partner and I qualify and we are one of the dozens of families and couples that attend. How could you turn your back on all of these people, genuinely trying to do what is easy for others earning more or who own their home, when the solution is so simple to understand?

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.