
From: [REDACTED]
Sent: Tuesday, 13 July 2021 10:14 AM
To: South Brisbane 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 Amy MacMahon 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 would like to share the current experience of my grandparents who are renters in QLD, as they are not able to contribute this story themselves. Just a few weeks ago my grandparents received an eviction notice from their real estate. For context, they are both over 70 years old with illness/physically limited and have lived in the same property since I was a child (over 18 years approx).

Previous to this notice of eviction, they had asked their landlord if they could add modifications to the property (non permanent) as they have been advised by a medical assessment that they need additional supports around their home to ensure their safety. This request was denied.

Their real estate advised them that the reason for the eviction notice is because they didn't respond to the lease renewal that had been emailed to them in time. However my grandparents do not have the internet and neither have an email address and because of this receive all of their correspondence via mail and always have. Upon explaining this to the real estate they now have 6 months to find a new place to live.

They are not able to move house on their own and my family will have to assist them with every step of this process. They are shocked and upset and can't help but feel this has happened due to their request to add supports to their rental property. The injustice of this situation has made me feel sick, to think that two elderly people can be kicked out of their home based on a technical whim in the midst of a pandemic to which they are extremely vulnerable makes me feel the need to demand change and better protections for QLD renters, namely QLD pensioners.

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.