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**From:** [REDACTED]  
**Sent:** Tuesday, 13 July 2021 10:24 AM  
**To:** Coomera 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 Michael Crandon 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.

It's incredibly difficult to get approval for a rental property in Queensland. Especially since the pandemic started. My partner makes over \$50k a year. We have more than enough money for a bond + 2 weeks rent upfront. Yet because of the demand for housing we were going to inspection after inspection. Getting rejection email or no contact whatsoever from real estate agents for around six months before getting approval on our current property. The inspection for our current property had approximately 20 people walking through a one bedroom flat. Some were families so desperate for a rental property that they were willing to live with their children in a small single bedroom home. That was not unusual in my experience.

Once approved reading through our lease was disheartening. However we were in no position to turn down a property or renegotiate our lease due to the rental crisis. We can not hang a single photograph or piece of art on the walls of our home. Not even with a temporary medium such as Blu tack. If we want to have a pet they must be kept outside at all times. Not matter the kind of animal. Meaning we are not allowed to get a cat because by gold coast city council law cats must be kept indoors.

My situation is not unique or unusual. My sister is 5 months pregnant and struggling to get approval for a property with her partner and soon to be daughter. They are facing homelessness within the next month if they do not get approved for a property.

My last rental property, when our lease was up was a horrendous experience. We had taken good care of the property. Left it in comparable condition to when we had moved in a year earlier. Yet the real estate agent managed to find around \$2000 worth of so called 'damage'. Only approximately \$300 of which being legitimate. As we could not find a blind cleaner willing to clean such old blinds as they were concerned the cleaning process would damage the blinds. The approximately \$300 was the cost of professional blind cleaning, which was required in our lease upon moving out. We came back to the property we had moved out of and made several repairs such as replacing all the flyscreen in the entire three bedroom house. Yet every time we went back to the property and fixed something (that preceded our tenancy) the real estate agent would come back to us with a list twice as long of complaints. Eventually we gave in and paid up so they would not take our bond. It seems like everyone

I talk to has their own horror story of struggling to get a rental property or struggling with a parasitic real estate company over their bond and phony repairs that no doubt the real estate or landlord either simply pocket the additional money, or pay their mates 3x the normal price to fix a problem that existed before the tenants moved in.

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
- Allow Tennant's to improve the security of their home - like adding security cameras, security screens to windows
- 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 large black rectangular redaction box covering the signature area.