
From: [REDACTED]
Sent: Tuesday, 13 July 2021 4:17 PM
To: Ninderry 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 Daniel Purdie 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 am renting in [REDACTED] from 2013 and this home from 2016 June, I have started a business in 2013 and signed a commercial lease, invested more than \$150,000 and about 7.5 years of time without getting paid properly in hope of business improvement but the landlord and the new owner kicked me out with huge debts on my head, because I finished my lease and rent will go double from now. Take it or leave it. Same thing now happening with my home, even after offering more rent they want me to vacate the property without any grounds after paying proper rent and increases from 2016, they have no loyalty no humanity. What should I do now? Why is there no law for humans? Are all laws and loop holes for rich people to make money? So many people on sunshine coast are going homeless because they cannot afford a sudden increase in rent which has no limits, how can a person or family afford sudden increase with no limits when you have no increase in income and even in this

tough times with pandemic. Is government only to take taxes and give a blind eye to the rich people who are exploiting the vulnerable?

Please do something so that people see fairness in this matter.

I'd also like to take this opportunity to share something with you: a snapshot of what it's like to rent in Queensland

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,

[Redacted signature]

[Redacted contact information]