

## Community Support and Services Committee

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**From:** [REDACTED]  
**Sent:** Wednesday, 30 June 2021 8:21 PM  
**To:** Bundamba 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 Lance McCallum 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.

The rental property i was living in got sold during covid (march 2020) and i had no choice to move. 10 months after moving the real estate advised that rent was increasing at the end of my 12 month lease by \$130 per week and asked if i wanted to stay.

When i said that the increase was unreasonable and excessive they served me with a vacate notice. The RTA said that it was not illegal to increase rent by that much if it was fair market value. Also i could contest the increase with the Rta however i would be required to sign the new lease at the higher price and if i lost, i would be stuck there until the new lease ended. The owner could evict me without a reason - well the reason was obvious - they wanted to rent at a higher price.

I never would have accepted the lease if i had known there was a chance the rent would be increased so drastically. I have had to move 3 times in the last 4 years. The stress and anxiety is numbing. Moving, cleaning, packing while knowing that in 12 months time I may need to move again is very very worrying. The uncertainty makes me want to leave all of my belongings in the boxes - what is the point of unpacking.

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

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 and name of the sender.

**Community Support and Services Committee**

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**From:** [REDACTED]  
**Sent:** Friday, 9 July 2021 6:06 AM  
**To:** Community Support and Services Committee  
**Subject:** Submission to the Housing Legislation Amendment Bill 2021

10 weeks prior to my rental lease ending, the real estate contacted me by phone.

The real estate advised that the owner would increase my weekly rent by \$130 per week for my new lease and asked if I wished to stay on at the new price.

I replied by saying the increase was excessive and unreasonable. The real estate said there is nothing legally to stop the owner from increasing the price by this amount.

I was issued a Notice to vacate without grounds by the real estate 2 months prior to my lease ending.

The RTA advised there was no cap on the amount of rental increases if it was fair market value. I could challenge the increase but would be required to sign the new lease at the increased price and wait for the RTA review to complete. If my challenge failed i would be stuck on the new lease at the increased price until the lease ended.

The real estate would not let me vacate early to secure a new rental - it was impossible to secure a new rental with a move in date of 8 weeks - as rental properties were being advertised and rented within days. I had to wait and hope i could find something just weeks before my vacate date.

We had to say yes to the move in date of the new property even though rent overlapped by 8 days - or they would have given the property to someone else.

I have moved 3 times in the last 5 years. It is exhausting. I am fearful of this happening again at my next lease renewal. I hesitate to completely unpack in case i have to move in 12 months time. Taking time off work (especially for my husband who is a contractor) and having the money for bond etc is a financial strain.

And i couldn't afford a removalist or a bond cleaner.

Mentally, financially, and physically exhausted.

[REDACTED]

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