

## Community Support and Services Committee

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**From:** [REDACTED]  
**Sent:** Saturday, 3 July 2021 11:49 AM  
**To:** Mark Bailey  
**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 Mark Bailey MP,

Dear the Community Support and Services Committee,

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.

My story does not include any horror story, but is a realistic description of the uncertainty and anxiety of all renters because of an inequity between the rights of owners and renters.

I am an older woman, and after selling my home in North Queensland, I relocated to Brisbane to be with family in early 2020, just before the pandemic locked us all in. I was unable to search for housing in the early days, and signed a rental agreement, intending to buy when possible. It has become very difficult now for me to purchase a house with prices as they are, and I suffered significant anxiety that my rental property owner would want to terminate, or not renew my lease in order to take advantage of the extraordinary and unrealistic house prices.

Happily, the owner acknowledged that I was a 'good' tenant and renewed my lease, but I had no control over the process, and felt in danger of becoming homeless like many other older women, with little right to negotiate. I understand that owners have rights, but they should not be at the expense of renter's rights.

Having a house to live in seems a more 'just' right than owning a house for profit, but this sort of justice does not exist in our legislation as it does in some OECD countries.

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,

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