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**From:** [REDACTED]  
**Sent:** Saturday, 3 July 2021 1:59 PM  
**To:** Stafford 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 James Sullivan 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.

During the pandemic last year I rented a house in Herston (12 month lease initially) for my four dependent children and myself. I am a solo parent (left an abusive - including financial - relationship in 2013) and had to sell my family home (because of financial abuse) due to financial hardship. I rented a house close to school, university and work for my children and I never missed a payment, was an excellent tenant and left the property when I moved in January this year in far better condition than when we moved in. Below is a copy of the letter I wrote to [REDACTED] last year. It is self explanatory, however, if you would like further information, please don't hesitate to contact me.

[REDACTED]

Please see email from RTA below advising that I communicate directly with you. I understand the owners require as much notice as possible should I not be renewing the lease and I will give them and you as much notice as I can prior to the end of the lease (09/11/20). I understand they will need to advertise the property should I not renew and with that in mind I will do my utmost best to give ample notice.

I do not know my employment situation due to covid-19 as yet in the coming months and cannot commit to a lease that I might not be able to meet financially. As soon as I know, I will let you know. These are anxious times for most people (landlords and tenants equally) and the amount, frequency and wording of [REDACTED] renewal notices add to my anxiety levels:

15/08/20 - Initial Letter requesting renewal of a new 6 month lease due on 09/11/20. Request to sign beginning with "Response needed!" (I had already responded via email on 08/09/20)

01/09/20 - Reminder letter requesting renewal of 6 month lease

05/09/20 - Request to sign beginning with "It's important that you submit your lease renewal"

08/09/20 - Request to sign beginning with "Due to notice requirements...."

\* Notice requirements are fourteen days prior which is 26 October, 2020 (9 weeks from 08/09/20)

08/09/20 - Response to my email with "The owners have asked for notice as soon as possible as they need to start advertising otherwise etc."

10/09/20 - Request to sign beginning with "If you wish to renew your lease you need to sign"

11/09/20 - Request to sign beginning with "Response needed!" (I had already responded via email on 08/09/20)

12/09/20 - Request to sign beginning with "Lease Renewal"

13/09/20 - Request to sign beginning with "RESPONSE REQUIRED URGENTLY!"

May I ask you, Amy, how you would feel if you were to receive the above messages? During a pandemic? I understand that you are most likely acting on advice and just "doing your job". That being the case please feel free to forward this email onto your immediate manager or the [REDACTED] of [REDACTED] and I would be happy to continue communicating directly with them.

Can you please cease the automated Renewal of Lease notices? I feel harassed receiving them given the law regarding lease renewal as outlined in the email from RTA below.

If this is not possible please understand that I will ignore them to maintain my mental well being.

Kind Regards

I might add that [REDACTED] had rising damp and collapsing plaster from a patio ceiling that the landlords chose not to address/rectify whilst I lived there. I was pleased to finally move myself and my children into another rental in [REDACTED] when the opportunity arose.

At the time I sent a copy of this letter to Grace Grace, MP and did not receive a reply (nor an email receipt) of any form.

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 on the understanding they are left or patched upon vacating
- A real ban on rent bidding – banning agents and property owners from accepting amount above the advertised rent for a property (references should be weighed more heavily than money)
- Expanding minimum standards to include ventilation, cleanliness and insulation (there was mould and rising damp not evident at initial inspection but revealed itself after a storm and heavy rain. I requested an inspection and treatment but was declined)
- Stopping unreasonable rent increases by tying rent increases to general inflation (CPI) This is especially important for people desperately trying to stay just above the poverty line
- Ensuring prospective tenants have fair and honest information about the property (in my case I discovered the landlord lived next door in a tri level house with a clear view into our back yard).
- 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 (evidence to the contrary - previous damage to rental properties).

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]

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