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**From:** [REDACTED]  
**Sent:** Sunday, 4 July 2021 2:37 PM  
**To:** Cooper 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 Jonty Bush 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.

I have been both an owner and renter in Qld. Currently, we are renting our fourth house in The Gap and our 6th house in Brisbane in 12 years. We would love to own again but the current rental situation makes it incredibly difficult to save money to do so. Renting, with tenancies offered for 6 or 12 months, means we are always on the verge of moving.

We were in our last place for 2 years before the owner decided to sell. At the last minute, with the owner still looking for a higher sale price and not getting it, the agent suggested we stay until they could find a better price! What cheek, but proving what our value to them was. By this stage, after packing everything up and house hunting in a highly saturated market, then applying for a dozen unsuitable houses and finally being accepted for one (gee, that process isn't demeaning at all...) the mental and financial strain had taken its toll and we just wanted to get out of the situation as fast as we could. The owner of the house we rented before that also moved us out so they could sell. Each time it costs us many hours in lost time (hours that we lose from work and therefore earning) and thousands of dollars of savings that could have gone towards a house deposit. Each move we slip back even further down the slope, further away from owning and getting out of the rent circus.

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,

A black rectangular redaction box covering the signature of the sender.