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**From:** [REDACTED]  
**Sent:** Monday, 5 July 2021 2:25 PM  
**To:** Oodgeroo 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 Mark Robinson 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 have rented all my life, being very limited in the amount of work I can do due to CFS/ME. As it's unlikely I'll ever be able to afford a house of my own, changes to the Bills will affect me for the foreseeable future. I have been "lucky" enough to be allowed to keep my 2 small dogs with me; they are integral to my well-being.

While I'm pleased that the Housing Legislation Amendment Bill includes positive provisions for renters experiencing domestic and family violence, it would benefit renters by the addition of further reforms.

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.

Please consider adding amendments such as:

- An extension to the time required to give notice to long-term tenants that their lease will not be renewed, to, say, 12 months;
- 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. It negatively impacts more people than it helps.
- Expanding minimum standards to include ventilation, cleanliness and insulation;

- Stopping unreasonable rent increases by tying rent increases to an appropriate metric, e.g. real wage growth;
- 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.

Thank you for your time.

Yours sincerely,

[Redacted signature]

[Redacted contact information]