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**From:** [REDACTED]  
**Sent:** Wednesday, 7 July 2021 4:48 PM  
**To:** South Brisbane 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 Amy MacMahon 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.

It is hard to surmise the events, many or few, depending on your perspective, but I will attempt to include details that would best represent that experience. Though there are good experiences, they fall short in comparison to the idea that at any moment, without reason or rhyme, I could be homeless. Too many times has a rooming accommodation option been the only option in fear of more invasive questioning of my history that needs explaining with my brain type, and usually the detriments, that apply to my history. Even then, I lived in fear. Where I am now has offered security unfounded before via a landlord that has been so warm and welcoming. If only so many could follow the example of openness she has shared. I have seen how the stigma of mental illness has enable coercive approaches towards myself and others; one occasion including a man with schizophrenia that I had part taken to helping him "move along" because of my already difficult struggle with depression and the

facets the diagnoses I have received that poorly describe my mind or lived experience. That notion loomed over his head and I had a hand in pushing him away from the security he thought he had found himself. There was no balance and I, as well as the landlord and others in the household, had taken advantage of; taking advantage of what we saw as flaws to be feared. I can not, nor should anyone, have the capacity to so swiftly be able to push someone to potential homelessness and remove what little security too many receive, normally poorly enforced and/or communicated, and allowed to be without penalty in mind. Imbalance has led to suffering and in moments of weakness, I have added to that suffering. If there is opportunity for someone to grip a life like this, even if considered for righteous reasons and good intent, is not and never will be righteous. Balance needs to be applied, and I aim to redeem at least in part a piece towards that balance. No landlord nor tenant sho

uld be able to be so coercive, all information made available, and tenancies, including rooming accommodation, should be written and penalised if not. Otherwise, along with the written word, the verbal will continue that imbalance and suffering. We do not do well when we suffer, and we all suffer in turn because of it.

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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