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**From:** [REDACTED]  
**Sent:** Wednesday, 7 July 2021 9:05 PM  
**To:** Glass House 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 Andrew Powell 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 was a renter in Queensland in 2014-2015. My partner and I had sold our property in Canberra and moved to Brisbane. We found it difficult to find a place to rent as, despite the fact that we were cashed up, we had a little dog and no rental references. We were only able to secure a property by agreeing to pay 3 months rent in advance on top of the bond. This is similar to rent bidding as the financial benefit flows to the lessor.

We left the property and purchased a home in the Sunshine Coast but after several months had not received our bond back. I had to make enquires as to why this was so to the Real Estate Agent. They did not initiate contact with me. They informed me that the owners had replaced a couple of kitchen cabinet doors and expected me to pay for them. I disputed this. The matter was referred to QCAT for mediation. The owners of the property refused to go to mediation. I was lucky enough that I was in a position to be able to take the matter to the Tribunal: I no longer rented so did not have to worry about the repercussions of having a 'bad' reference or being informally placed on a blacklist; had the time and the money to get to Brisbane to attend the Tribunal; and enough personal and workplace knowledge and experience of tenancy law to feel confident attending. The Tribunal found in my favour and ordered that my entire bond be returned and the landlord pay the Tribunal costs.

In my discussions with the REA during this process he informed me that the owners wanted the property to remain pristine as they intended to sell in the future. This far exceeds a 'human right to own property'. This is expecting a tenant to subsidise someone else's financial gain. This is wrong. Dignity in renting is a human right.

In its current form, the Housing Legislation Amendment Bill 2021 will do little to improve the situation of the 1.8 million renters in Queensland.

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,

[Redacted signature]

[Redacted contact information]