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**From:** [REDACTED]  
**Sent:** Thursday, 8 July 2021 6:16 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.

One time I came home to find that a tradesman had been in my unit and had disturbed asbestos. We had received the notice that they would be replacing a light, not cutting into our ceiling. There were prominent signs at every entrance stating 'Building contains ACM'. There was asbestos dust everywhere. I frantically called the real estate asking them to rectify the situation as there was still particulate matter present in the home. I asked them to put us into alternate accommodation. They told me to vacuum it up and any expenses I incurred were on me. I was on a casual wage and could not afford to pay for someone to rectify the damage. I told my partner to stay at her parents whilst I cleaned up the mess left by the tradesman.

If this was truly treated as someone's own home they they would not send a shonky tradie round to do a job like this. The real estate agent is no better. But the fact comes down to that I have no rights as a tenant. I am left to question whether I will have cancer in years to come because of the actions of parties who wronged me, through no fault of my own. My real estate agent told me I could not break the lease because they had entered legally. The RTA advised the same. What am I to do, I have no rights.

The system must be changed. It is my home.

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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