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**From:** [REDACTED]  
**Sent:** Sunday, 11 July 2021 3:35 AM  
**To:** McConnell 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 Grace Grace 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 applied to rent in a well known building in Spring Hill. There is a hotel that runs on-site and my expectations were high. When I attended an inspection the walls and pantry were dirty and there was evidence of pantry moths. I was told that the apartment would be cleaned before we moved in. It was not. I spent hours cleaning. Also after back and forth with the agent we decided to treat the pantry moths ourselves too.

I was told that pets were often kept by tenants in the building. However when we applied after we signed the lease we were rejected. We wanted to anchor furniture to the walls for safety but we have been told we need to apply for approval. Unanchored furniture has been proven to have killed small children before. No amount of supervision can truly protect them in your own home. The experience has been thoroughly disappointing. We own our own rental in a different suburb (we cannot live there right now due to work commitments). We feel that they are paying for our space to live in as their home and as long as they are paying for it and not causing damage they are entitled to use it in a way that keeps them safe and happy. I wish that this was universal across all housing in Queensland.

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 large black rectangular redaction box covering the signature and name of the sender.