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**From:** [REDACTED]  
**Sent:** Wednesday, 30 June 2021 2:16 PM  
**To:** Buderim 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 Brent Mickelberg 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 relocated from NSW to QLD at the end of 2019 to offer myself and children a better lifestyle and better educational and employment opportunities and have been a long term renter and have never experience such pathetic disadvantageous legislation that gives all the power and control to the real estate and landlord and leave the tenant absolutely powerless and in essence victimised by them and the QLD Govt who let a the REIQ control through threats dictate the legislation that should as a priority protect those who should be protected the tenant I am not saying it should be one sided but the balance in the current and proposed amendments is not there and will shift even more power to the landlord there is a clear deficit in suggested amendments from the RTA and community bodies to achieve that balance Since arriving I have lived in the same rental in which I have encountered ongoing issues with both the real estate and landlords. I have been threatened and harassed and intimi

dated by the managing principal agent when I attempted to seek resolution regarding the incorrect recording within their administrative system, to the point I was threatened by this agent it would be ensured my lease would not be renewed. I have been accused of paying rent and invoices late despite having evidence that all have been paid on due date and on time, in accordance with my lease and the act, this rental ledger has been shown to be inaccurately maintained. This in turn will place me in the situation where I will be given negative references when I need to move which I believe should also be regulated against. I have had to fight tooth and nail for emergency essential repairs/replacement. I believe that as a tenant should you search out advice when not certain and attempt to stand up for your rights as a tenant to a safe functional place to call home you are victimised harassed and intimidated and removed at the first opportunity and therefore I fully support the in

clusion of the provision of no ground evictions when the tenant wishes to continue at the residence. I believe that reasons for ending by the landlord need to be clear and concise and must be supported by facts. I believe that rental increases must be capped to be in line with CPI or 5% of current rent whichever is lesser, I believe that rent should not be increased during the term of a lease but be part of the renewal process. I agree that rental bidding should be illegal just like gazumping and it is an unfair and disadvantageous to those prospective tenants that will call the residence home and care for the property, I believe attempts to outbid prospective tenants should disqualify the

applicant to level the playing field for all. I have many friends who as a result of these actions have been evicted and are now homeless even though they are working and are financially sound. I have friends who tried to negotiate or right a wrong with real estate be evicted and given neg

ative references as a means to punish them and retaliate. I have personally been at the receiving end of the agent blatantly lying to the landlord to save face and me a bad tenant I coped the threats as outlined above when evidence showed they lied there needs to better protection for tenants against this action.

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.

Due to the potential repercussions I wish to have my Surname and contact details redacted and have my submission identified as [REDACTED] from the Sunshine Coast thank you

Yours sincerely,

[REDACTED]

[REDACTED]