

## Community Support and Services Committee

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**From:** [REDACTED]  
**Sent:** Thursday, 1 July 2021 12:32 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 QLD.

We had paid our rent 10 weeks in advance when we first moved into our house in August, 2017. We were assured that if there was a rent increase while we were living at the address that we would not have to 'catch up' and pay any extra on top of our 10 weeks. In 2020 our rent did go up \$10 a week and we had to pay an extra \$100 to make up the difference of our weeks paid in advance. We did not argue the matter due to the uncertainty around housing and hearing how hard it was for friends and family to find somewhere to rent. Our lease is due for renewal in August 2021 and the real estate agent stated that if we wish to stay at the property our rent would go up a further \$15 a week plus we would be required to pay another bond, due to the "current market". Luckily we have been able to find somewhere else to move to, a 3 hour drive away in a rural location which is more affordable for us. We definitely would not be able to afford to pay a second bond payment and would not be able

to afford the rent that the real estate is requesting of us. It is a shame that we had to leave the community and town of Buderim which we were so happy in.

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,

[Redacted signature]

[Redacted contact information]