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**From:** [REDACTED]  
**Sent:** Sunday, 4 July 2021 9:44 AM  
**To:** Surfers Paradise 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 John-Paul Langbroek 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 pay my rent on time and keep a very clean house and Have been renting now for the past 25 years. I am also a single mother and have had to raise my children on my own and pay all the bills on my own. The worst thing about renting us it seems every 3 years we have to move for different reasons. Either owner is renting owner moving back in or more recently they knew they could get a lot more money that I couldn't afford.

It cost a fortune to move and when you work full time it is very difficult as you need almost a month off to find a place to pack and then unpack. You have to pay 4 weeks rent bond and 2 weeks rent in advance and removalist and you have to pay the bond before you get your bond back.

What if you don't have that money, how easy is it to be homeless? Although you may be employed full time. If you pay your rent and keep a clean house you should not be moved on for no reason. There was no reason given after 3 years at my last house. I am so sick of moving, I haven't hung up my photos or pictures for years as I never know how long I am going to be in the place I rent.

As a renter you have no rights, if they don't want to fix anything there is nothing you can do, the RTA are useless. You need your agent as a reference for your next place therefore ball us always in their court.

We need tights for renters and we need them now as it is to easy to be homeless.

Regards

[REDACTED]

[REDACTED]

[ADD YOUR EXPERIENCES AS A RENTER HERE]

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]