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**From:** [REDACTED]  
**Sent:** Monday, 5 July 2021 3:46 PM  
**To:** Glass House 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 Andrew Powell 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.

During the Covid lockdowns, I was renting a one bedroom flat in Redcliffe that did not meet the building code.

I have worked in Construction and demolition for 20 years so I know what I am on about.

There were 2 upstairs flats which had been created by an extremely shoddy renovation. The walls were not the required thickness nor the double sheeting that is required to meet sound and fire insulation regulations, nor did they extend into the ceiling cavity which is also required.

My neighbour was a drunk who would constantly abuse his girlfriend both verbally and physically.

The real estate agent was a [REDACTED] who constantly harassed me, told lies and insulted my intelligence.

She was asked to cease and desist from texting me but ignored this directive.

I was evicted for "objectionable behaviour".

Why?

Because I beat up my neighbour who attacked me with a handsaw?

For telling the real estate agent to do her job and to [REDACTED] off with the text messages?

Or was it pointing out that the flat did not meet the building code and also failed to have fire escape plans stored on the premises as is required by the Act?

What penalties did they get?

[REDACTED] all.

Why?

Because the system is broken and skewed to [REDACTED] over renters.

Real Estate agents think they are the Gestapo and can not understand that when they get treated the way they treat their tenants that if people were shown courtesy and respect they might get some back..

Then the person who stood up to the bullies gets ignored when requesting the RTA to investigate, gets some ill-informed para-legal determining the outcome of the disputes, ignores the illegality of the dwelling and allows a more senior ignorant [REDACTED] from the same real estate agent to address the hearing where she spews out a slew of baseless lies, the dizzy paralegal drunk on power and seeking sisterhood, rules in their favour despite the fact that there should have been a RTA investigation prior to the hearing.

The victim of the fanciful allegations then gets evicted but that is not the end of it.

The [REDACTED] real estate agents try to enforce rental arrears of an illegal dwelling and the whistleblower is placed on the blacklist from renting for the next 6 years.

Anyone who thinks the system is fair and equitable is a [REDACTED]

Unfortunately, many of these people find their way into politics.

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]