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**From:** [REDACTED]  
**Sent:** Tuesday, 6 July 2021 6:05 PM  
**To:** Stafford 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 James Sullivan 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.

As a renter I feel the threat of homelessness everyday with having no real rights. Real estate agents like [REDACTED] just make up figures in their heads to illegally put on lease forms if someone is applying to be put on the lease or taken off. I was charged about \$240 just to have a name added while another friend said they were charged \$160 by [REDACTED]. I have had a routine house inspection and told to get the carpets professionally cleaned (at the height of Covid 19) and to use bleach on the tiles in the bathroom to whiten the grout, This is just a routine inspection not a bond inspection.

I moved in and the flint in the oven doesn't start the oven and just told use a flint gun. The dishwasher does not work, The land lord knows

I had a friend say when someone they knew applied for a house and asked what the rent was the answer was what are you willing to pay. Frustrating tenants bid against each other just to secure a house. Thus pushing affordability of housing even further out of reach. We need to have a capping of rent allowing affordability so people can actually be able to afford food after paying rent

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 black rectangular redaction box covering the signature of the sender.