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**From:** [REDACTED]  
**Sent:** Tuesday, 6 July 2021 8:45 PM  
**To:** South Brisbane 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 Amy MacMahon MP,

and the Community Support and Services Committee,-

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.

Here is my experience of renting in Queensland:

I lost my job during the pandemic last year. The agents and owners of the property I was in asked for a huge amount of really intrusive information before they would even consider a rent deferral or reduction. Far more than was reasonably necessary or required by law. In practice, their form added a lot of requirements on top of government legislation and regulations. They just didn't seem to care about anything but getting their money.

Before the pandemic, it took 6 months for the owners to fix a leaking gutter. Even though there was mould growing on the window sills of my apartment, and inside the wood frame of the door.

Another apartment in the complex was so neglected that the hot water pipe burst and damaged all of the tenant's possessions. They just weren't keeping up with preventative maintenance. And there are no real incentives for them to do so.

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.

Please redact my name before publishing my submission.

Yours sincerely,

[REDACTED]

[REDACTED]