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**From:** [REDACTED]  
**Sent:** Friday, 9 July 2021 8:31 AM  
**To:** Mark Bailey  
**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 Mark Bailey 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.

Your landlord can sell your home out from under you whenever they like, no matter how long you've lived there.

Your landlord can increase the cost of rent whenever they feel like.

You can't change anything about the property - people I know have lost their bond over something as silly as they Blu tacked a picture on the wall and after a few years, when the Blu tack was removed, it took off a speck of paint with it.

I need approval to install a charger for my electric vehicle, and it's proving almost impossible. I'm thinking I may need to move because I'm spending a good chunk of each weekend charging my car at shopping centre charging stations.

You still need approval to get even a small pet.

If you need to move for some reason, it's so expensive to break your lease! Which is totally unfair, given that, as said above, landlords can sell the home out from under you.

A lot of landlords were real shts during the covid unemployment crisis, and didn't let people have reduced rent for even a week.

Getting repairs done in a timely manner is not in my control as a renter, and it SUCKS. Right now, I'm bathing my child in a bucket because the bath tub is broken and the landlord's plumber hasn't fixed it yet.

As a mum, it's really important to me that I be allowed to bolt furniture to the wall or floor for my toddler's safety, but I'm not allowed to, as a renter.

Fair and honest information about a property - I'm literally right now renting a property that was advertised as having NBN. It does not have NBN, and the NBN installation technician advised me it will be almost impossible to install NBN here because of the brick building type. What am I supposed to do? I've been working from home since covid started, and now I'm paying expensive mobile data bills just to have internet for working from home. It's misleading advertising, and it should be illegal, but APPARENTLY it's not.

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.