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**From:** [REDACTED]  
**Sent:** Sunday, 11 July 2021 11:15 AM  
**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,

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 have a 12 month lease renting an expensive apartment (\$410 a week for 1 bedroom that I pay entirely myself from my own wages), and I was given 24 hrs notice that the real estate would be holding an open home at my house between 12-12:30pm. Aside from the inconvenience of multiple strangers walking their muddy shoes through my house and the feeling of vulnerability and exposure this creates given the current COVID climate, I came home after the inspection time was meant to be finished, to find a real estate agent not wearing a mask, with a couple standing around my kitchen bench discussing 'how they could get rid of the tenant despite the 12 month lease'. They used arrogant and insensitive tones disregarding my diligent and prompt rent payments, the legal contract of my 12 month lease, and the basic human right to feel secure in your own home. I do not want to move again, I have lived in 19 houses and rented my entire life, my single mother has never owned property. This

had emotional impacts on me to over hear this conversation and made me very frustrated that I as a tenant cannot break a lease however a prospect buyer can easily consider breaking my lease. This is not the way I think rental rights and systems should be designed and I think it needs urgent reform.

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 large black rectangular redaction box covering the signature area.