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**From:** [REDACTED]  
**Sent:** Sunday, 11 July 2021 6:05 PM  
**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.

I have been renting in Queensland for 16 years, and in [REDACTED] for the past 9 years. I did not experience difficulty until I left a very controlling and manipulative partner and needed to rent long-term in our local area. He was not violent so I was not eligible for any kind of assistance. As a single parent, I found myself competing against couples and repeatedly being refused properties. The property I was eventually approved for was run-down and infested with mould, but I was at least safe. I was told my agent at [REDACTED] that the only reason I was approved was because the owner did not want POC at the property. My lease was not renewed after 6 months and the owner's family moved in.

I had to move to a smaller place (by myself, at considerable cost) with increased rent, which was not financially sustainable. I had to break the lease when I became ill and was unable to work. The agents mistakenly listed me to a tenancy database, which plagued my ability to find a new home. I was subject to increasingly unstable and poor accommodation choices and was unable to have my daughter living with me full-time on account of that. In one place I rented on [REDACTED] the wiring was so old and unsafe (confirmed by an independent contractor) that I received an electric shock every time I flicked one of the light switches. I reported this to the agent and landlord and nothing was done. I was paying \$370/week for this privilege. When I moved the agents kept the \$1480 bond under false pretences. I was recovering from surgery and not in the position to dispute.

I am from an OOHC background and have never been in the position to live with family or ask family for help. As a student and single parent, my current income is solely from Centrelink and equates to \$529/week. I am currently renting a studio apartment in Annerley for \$240/week. I wish my daughter could have her own room and we had a

bit more space. I have spent 60% of my income on rent for years at a time. I know it's obscene but I would happily do so again if it meant we could have a more normal life.

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]

[REDACTED]