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**From:** [REDACTED]  
**Sent:** Tuesday, 13 July 2021 11:32 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.

In 2019 my partner and I, along with the other tenants who lived in our unit block, asked our landlord (via the real estate agent) to move a large pile of building and garden waste he had left in our garden. The landlord responded that if we were bothered by the waste, we could dump it in the rainforest gully behind the house (despite the fact that this would be illegal). So we issued him with a breach notice, citing his responsibilities under s185(3)(d) of the Act - "if the premises include a common area [the lessor] must keep the area clean".

Three days later he turned up at the property and screamed at us for about forty minutes, threatening to rip up our garden in retaliation, and saying that he was going to come back with a dump truck and throw out our garden furniture because we hadn't asked his permission to put it on the lawn. The last thing he said to us before he left was "go and glue yourselves to the road." The real estate agent later told us via email that the Body Corporate Act did require us to ask the landlord's permission to have garden furniture - when I pointed out that this was completely untrue, I never got a response.

We moved out at the end of our lease six months later. The most upsetting part of the whole experience was the realisation that we really had no power in the situation at all. Our landlord was breaching the Act by not keeping the common area clean, but there was next to nothing we could do about it - if we'd pursued the matter all the way to the Tribunal and won, our 'victory' would only have meant being able to break the lease without penalty. There was nothing at all to compel the landlord to remedy the breach, and he knew it - unsurprisingly, the pile of waste in the garden was never cleaned up.

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 and name of the sender.