

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

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The bill for renters rights introduced does not address that renters don't have housing security and there is no limit on how much rent can be increased by at once so renters are getting \$300 a week rent increases. This housing crisis is precipitated by the practice of no grounds evictions upon lease renewal which has been a long standing issue. Every day, thousands of Queenslanders are forced into homelessness due to no grounds eviction upon lease renewal. The practice is a blatant violation of human rights.

The Australian Human Rights Commission highlights that access to safe and **secure** housing is one of the most basic human rights. The International Covenant on Economic, Social and Cultural Rights (ICESCR), which Australia is a party to, explicitly includes the right to adequate housing in Article 11. This right encompasses various factors such as legal **security** of tenure, affordability, accessibility, and habitability . And there's nothing secure about not knowing if you will get to keep the roof over your head every 6-12 months. It just causes tenants to live in constant anxiety and fear of their future. The stress ages renters more than smoking and obesity, it's a real threat to peoples health.

Tell me, what happens if you're evicted at the end of a lease and have nowhere to go? You spent the last 2 months desperately trying to find a place though you are out of time. What do you expect them to do? Do you expect children to be forced out onto the streets living in tents and cars? Do you expect them to stay past the eviction notice date until they secure a place?

They did nothing wrong, they were a good Tennant, why do they deserve this just so the landlord can resist the property on the market at a higher rent? Do you think that's a valid reason to evict someone from their home?

The current system allows landlords to evict tenants without justification, contributing to a climate of fear and instability. Families are uprooted, lives are disrupted, and the societal costs are enormous. This is not merely a housing policy issue; it is a human rights emergency. **Every eviction without just cause is a family potentially pushed into homelessness, a child's education disrupted, and a life thrown into turmoil.**

It is often argued that a lease is a mutually agreed contract between tenant and landlord. However, in reality, this is a false equivalence. For tenants, entering into a lease is not a choice made freely, but a necessity to secure basic shelter. The power imbalance is stark, with tenants having no say in the terms of the lease, including its duration. Requests for longer leases are frequently dismissed, leaving tenants with short-term housing security, typically ranging from 6 to 12 months. This constant uncertainty and the potential for frequent moves inflict tremendous emotional and financial stress on individuals and families, disrupt

children's education and development, and can lead to a cycle of homelessness.

Every lease renewal we get an eviction notice. Do you think that's ethical? The practice is being used to hold people ransom for the roof over their heads and to exert power over the Tenant who is in fear of the roof over their head.

Tenants have also been constantly experiencing exorbitant and unfair rent increases such as \$100, \$250 or even \$350 a week or 25% or 50%. Such drastic rises underscore a market driven by greed, capitalising on individuals' essential need for shelter. The rapid rise in rents has pushed thousands of families onto the streets and even facing starvation in rental stress. The absence of rent stabilisation measures has left tenants vulnerable to unpredictable and often unmanageable rent hikes. Merely limiting rent increases to once a year does not change that fact. Past measures have proven ineffective, as we continue to witness new record highs in rental prices and receive exorbitant rent hikes with no hope for the future. Establish a reasonable percentage limit for rent increases, ensuring security, predictability and fairness for all tenants. This protection should apply regardless of whether tenants are on periodic or fixed-term leases.

Do something that gives families housing security. This includes reforming the rental laws to abolish no grounds evictions upon lease renewal, like the ACT and SA have now done, and ensuring longer-term lease options to provide stability for tenants. Even making the landlord pay for the thousands in moving costs would help. We are one of the only OECD countries that allow the end of a lease to be grounds for evictions, we have the worst Tenant protections in the developed world. The way the rest of the world sees our rental laws is like how we see Americas gun laws.

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