

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

Submission No: 53

Submitted by:

[REDACTED]

Publication:

Making the submission public but withholding your name

Attachments:

Submitter Comments:

From: [REDACTED]
To: [Housing, Big Build and Manufacturing Committee](#)
Subject: Submission regarding Proposed Changes to QLD Tenancy Laws
Date: Wednesday, 10 April 2024 3:36:34 PM

Dear Sir/Madam,

Thank you for the opportunity to make a submission regarding proposed reform to the *Residential Tenancies and Rooming Accommodation Act 2008*. Following a review of the *Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024*, I have developed the following response towards the proposed reforms:

1. s 256AA of the *Bill* provides 'a fixture may be attached' only if it is 'necessary for a resident's safety, security, or accessibility'. Although tenants do not own the rental property, given it is their home, I argue that it is incomprehensible for tenants to be precluded from the ability that home owners enjoy of affixing paintings, pictures, or art on their wall (to make their homes more "homely" and "individualised") merely because they are renters.
2. I commend the amendments introduced in Clause 15(2A) of the *Bill* to discourage lessors from terminating tenancy agreements to generate more rental income. By attaching the ability to increase rent once every 12 months to the property instead of the tenancy agreement, lessors no longer derive an advantage from terminating tenancies and signing a new tenant since this would not facilitate their ability to generate more rental income.
3. I commend s 57D(2) of the *Bill* which expressly precludes lessors from keeping a copy of the tenant's identity documents without their consent. I noticed that in the current rental market, the real estate agent may, for a given property, receive a significant number of personal information from prospective tenants such as a copy of their driving licence, payslips, and previous rental history. Concerningly, the real estate agency may still hold the personal information of the individuals who are unsuccessful in applying for a rental agreement. Although real estate agents are covered by the *Privacy Act 1988 (Cth)* requirements relating to the collection, use, and disclosure of personal information, given the OAIC has been significantly underfunded in recent years, many individuals have expressed concerns regarding whether breaches of the Act will be enforced. Since this provision precludes lessors from keeping a copy of identity documents in the first place, this proposed amendment will likely be welcomed by tenants who are concerned about their privacy.

Thank you.

Kind regards,

[REDACTED]