




Speech By  
**Jessica Pugh**

**MEMBER FOR MOUNT OMMANEY**

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**RESIDENTIAL TENANCIES AND ROOMING ACCOMMODATION AND OTHER  
LEGISLATION AMENDMENT BILL; MANUFACTURED HOMES (RESIDENTIAL  
PARKS) AMENDMENT BILL**

 **Ms PUGH** (Mount Ommaney—ALP) (4.27 pm): I rise to speak in support of both of these bills on behalf of renters in my community and across Queensland. I want to speak to the parts of both bills that require both residential park residents and renters more generally to be better protected from unreasonable fees and charges, including re-letting costs, and certain rental payment methods as outlined in the committee's reports.

I will refer now to the Choice consumer advocacy magazine and an article about this very issue. It outlined very recently that rental agents are shifting costs to renters. The article talks about RentTech platforms that charge renters extra to make rental payments and also add on late fees that can contribute to financial hardship in what is, I think everybody agrees, a cost-of-living crisis.

According to the article, people who rent report are being given no choice but to use RentTech platforms and other online platforms at their own expense in addition to their weekly rental costs. Tenancy advocates say that it is all about shifting costs from the real estate business to the tenant. As we know, and as outlined in the article, renting is hard and expensive without being hit with those unfair extra costs. The article also goes on to say—

But more and more landlords and rental agents are turning to platforms such as Ailo, Rental Rewards and Simple Rent and giving tenants little choice but to use them.

This bill will ensure that tenants have access to fair methods of payment and that they do not have to pay extra fees when they are paying their rent. I think every member of this House can agree that that is only fair and only right. When you sign up to pay a particular amount of rent you are not signing up for those extra fees and charges. I commend the bill to the House.

Debate, on motion of Ms Pugh, adjourned.