



Queensland Tenancy Law Changes June 2024

Find out about the changes and what they
mean for you

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Acknowledgement of country

I'd like to begin by acknowledging the Traditional Owners of the lands where you are located and taking part in this session today. I'd like to acknowledge their ongoing cultural connections to the places where we meet, work and live our lives. I pay my respects to the Elders past and present, and to First Nations people joining the session today.

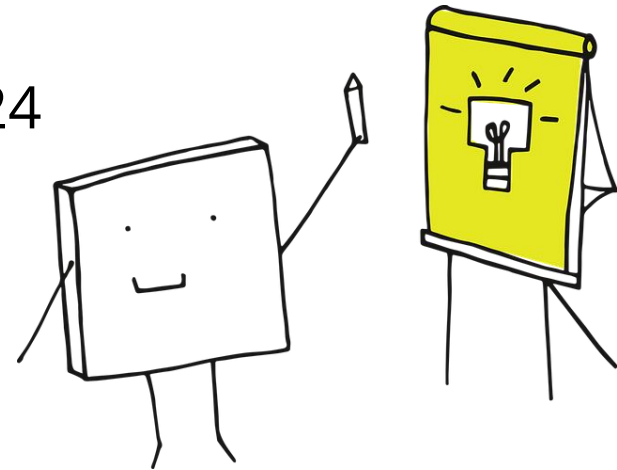
Tenants Queensland



- Established in 1986
- Seeks to represent the concerns of all Queensland renters, including caravan park and boarding house residents
- Works to secure improvements to Queensland's residential tenancy laws
- Manages and delivers the QSTARS program – a statewide advice service for Queensland renters
- Also manages a range of other programs e.g. Financial Counselling, Domestic and Family Violence Capacity Building Project

Today's Topics

- Overview of the changes
- Changes commencing 6 June 2024
 - Ban on rent bidding
 - Changes to rent increases
 - Bonds in rooming accommodation and boarder/lodgers
 - New reasons for ending tenancies
- Three new Heads of Power
- Upcoming tenancy law changes
- Time for questions



Legal Disclaimer

All efforts have been taken to ensure that the information contained in these slides is accurate and up to date. This presentation is intended to provide information only and is not intended to constitute legal advice. Please call QSTARS on 1300 744 263 if you need advice on your tenancy.

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Act 2024



- Recent changes to tenancy laws were passed by Queensland Parliament on 23 May 2024
- Not all changes will start at the same time
- Some of the changes came into effect on 6 June 2024, while other changes will start on Proclamation
- The date for Proclamation is yet to be announced

Ban on Rent Bidding

The lessor, agent or provider is not allowed to:

- Invite, or **accept** an offer for rent that is more than the advertised amount
- Invite or **accept** an offer of rent in advance for the property that is more than the maximum amount of rent in advance allowed under tenancy law (when the property is advertised)
- This ban applies to general tenancies and rooming accommodation agreements (including agreements offered via a third-party platform).



Rent Increases

- Your lessor, agent or provider **cannot** increase the rent on your property (or room) less than **12 months** after the last increase to the **property**
- Your tenancy agreement (or notice of a rent increase) must now show the date of the last rent increase for the property
- The rule does not apply in public or community housing, or state employee housing
- The lessor or provider can apply to the Tribunal for an order to increase the rent sooner if they would otherwise experience undue hardship



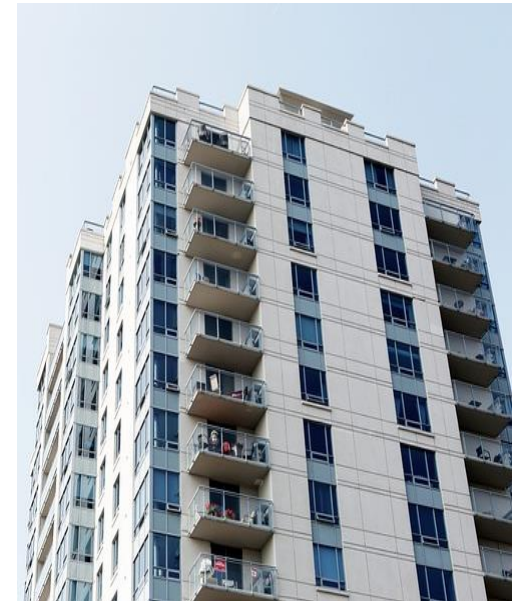
Bonds – Rooming Accommodation and Boarder/Lodgers

- If you are renting a room in a property where the provider lives and there are three or fewer rooms available to rent, the provider must lodge your bond with the RTA
- If there is a dispute with the provider about your bond when you move out, the same processes that apply to general tenancies and rooming accommodation apply



New Grounds for Ending Tenancies

- **Community titles schemes (Body Corporate)** - If you are a tenant or resident living in a property in a community titles scheme, the Body Corporate can now end your tenancy agreement for economic reasons (minimum 2 months notice must be provided)
- **Moveable dwellings** - new grounds have been introduced to allow either party to formally end a short tenancy (moveable dwelling) agreement at the end of an agreed short tenancy period or at the end of an agreed extended period
- **Domestic and family violence** - a cotenant or a tenant's domestic associate who is experiencing domestic or family violence may apply to QCAT for an order to be recognised as the sole tenant on the lease if they have been the victim of domestic violence



Three New Heads of Power

Three new Heads of Power for regulations have been written to establish:

- a portable bond scheme
- a code of conduct that applies to real estate agents, lessors, providers, tenants and residents
- a process for tenants and residents to attach fixtures or make structural changes to the property *where necessary for safety, security or accessibility*

These Regulations have not yet been written so the details of what will be included in them are not known.



Upcoming tenancy law changes yet to take affect



Upcoming Tenancy Law Changes

The second stage of the new rental laws will commence *on a date yet to be advised* by the Government. Here is a quick snapshot of some of the key changes:

- Methods of paying rent - your lessor/agent will have to offer you two ways to pay rent including a way that does not incur more than usual bank costs and is reasonably available
- Utility bills - your lessor will have to provide you with a copy of utility bills within 4 weeks of receiving the bill e.g. water bill
- Break lease - there will be a limit on reletting costs based on the proportion of the lease remaining when the tenant or resident breaks the lease
- Entry - the notice periods for most entries will be extended from 24 to 48 hours and there will be a limit on the frequency of entries to a property at the end of a tenancy

Upcoming Tenancy Law Changes

- Bond claims - the lessor/agent will be required to substantiate any claim on the rental bond by providing the tenant with evidence supporting the claim
- Maximum bond - the maximum bond amount of 4 weeks' rent will apply to all rental agreements
- The RTA will be allowed to share confidential information about renters, property owners and property managers with the Office of Fair Trading and Department of Housing, Local Government, Planning and Public Works for the purpose of undertaking compliance and enforcement or administering bond loans

Upcoming Tenancy Law Changes

Rental applications and renters' personal information:

- There will be a prescribed rental application form and categories of supporting documentation to limit the information that can be requested of prospective renters
- Rental applicants will have a choice of how to submit their rental application, including not being required to use a third-party platform (online app)
- Prospective renters will be allowed to provide identity documents for sighting rather than providing copies to be retained by the lessor or agent
- Renters' personal information will only be allowed to be collected and used to assess suitability during the application process and/or to manage the tenancy, and not for any other purpose
- Lessors, agents and providers will be required to securely store renters' personal information and ensure that it is disposed of within three months of an unsuccessful rental application or three years after a tenancy ends



Need Advice?



The **Queensland Statewide Tenant Advice and Referral Service** (QSTARS) is a free statewide advice and referral service for Queensland renters.

- Delivered by Tenants Queensland in collaboration with partner organisations across Queensland
- Funded by the Queensland Government

Call QSTARS on 1300 744 263



Other Useful Resources

Overview of the 2024 Tenancy Law Changes – What you need to know
Factsheet

<https://tenantsqld.org.au/factsheets/overview-of-the-2024-tenancy-law-changes-what-you-need-to-know/>

Tenants Queensland website

<https://tenantsqld.org.au/>

