

By Tom Livingstone

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Why renters may be worse off under Queensland's new tenancy laws



More families are being forced out of their homes and onto the streets of Queensland, where new fast-tracked laws designed to protect renters appear to have had the opposite effect.

Agents and landlords are now ending leases abruptly in order to increase rents more frequently in a move that experts have called “terrifying” for struggling families.

Longview executive chair Evan Thornley told Today the vast majority of people will do the right thing in this situation, but the new laws “don’t work and are making the situation worse”.



“Ninety-five per cent of the human race are decent people and the other five per cent are ratbags,” Thornley said.

“That is true for landlords, it’s true for renters and it is probably true for politicians.”

Thornley said many landlords are facing mortgages that are doubling under the current economy and are being forced to up their rents to get by.

But with tenants being turfed out so they can increase the rent for the next one, there aren’t enough rentals out there for the previous one to find a new home.

“So it’s a game of musical chairs, people are missing out and it’s terrifying and for those who are at risk of losing their home, it is very hard to find a new one,” he said.

“And then you’ve got a bunch of politicians who want to look like they’re doing something, even though they know in truth there is not much they can do because the mistakes in the past is what’s driving today, so they’re passing laws that don’t work and if anything, are making the situation worse.”



The new laws that came into effect in Queensland on July 1 mean landlords can only increase their tenant's rent no more than once every 12 months.

“What you're going to have is the five per cent of people who are ratbags as landlords or as real estate agents and sadly in some cases as tenants or renters as well, will find ways to get around any system that the politicians try and put in place,” Thornley said.

“What we need to do is get more housing, the problem with that (is) it's not quick, but until we do that, then there is just going to be conflicts between a lot of landlords and a lot of renters and a lot of real estate agents in the middle.”

[See what else Evan Thornley had to say in this link](#)