

**Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022**

**Submission No:** 2  
**Submitted by:** David Baker  
**Publication:** Making the submission and your name public  
**Attachments:** No attachment

**Submitter Comments:**

As an owner of a single rental property that is rented out at market value, I strongly oppose any forced freeze on rental rates. This proposal is very one sided and is only looking at the costs of the renter. What about the cost to the Landlord? Freezing at 2% increase a year is lower than current CPI, lower than the Interest rate rises, lower than rises in Land Lord insurance and lower than rises in land rates. This will cost Landlords significantly. If this change went through, many Landlords would have no choice but to sell their rental properties, most likely decreasing the rental pool and significantly worsening the rental availability crisis. Essentially you are asking the Landlords to subsidise the renters at the viability of their own property investment. Rental rates are based on market acceptance and value, if a rent is set too high it wont be rented, likewise if a property is advertised for sale too high it wont sell. Trying to force a fixed price on a free market item is not an acceptable solution.