

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

Submission No:

3

Submitted by:

Publication:

Making the submission public but withholding your name

Attachments:

No attachment

Submitter Comments:

Overall, I believe the proposal is a good idea, however, I would like the committee to consider the following:\*

- There is nothing to prevent a landlord or its rental agent to terminate the lease, evict the tenant and gain a new tenant who can be charged at a higher rental rate. In other words, the proposal may spell the end of long-term residential leases.\*
- The third dot point needs to be amended to say "a rental increase of no more than 2% once in every two years on the anniversary of the commencement date of the lease". This is to remove any ambiguities.\*
- Is the 2% rent increase moratorium going to be made permanent? If not, is 2 years post the rent-freeze period adequate? (Considering the extent of the tough economic times faced by households and the competitive rental market).\*
- The proposed legislative changes do not go far enough into the future to prevent landlords/agents clawing back potential lost revenues in the future, where tenants could be subjected to significant rent rises to make up for previous lost rental income.\*
- How would the legislation affect negative gearing?