

**Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022****Submission No:** 6**Submitted by:** **Publication:** Making the submission public but withholding your name**Attachments:** No attachment**Submitter Comments:**

The changes proposed in the bill should NOT be adopted. Consider 'mum and dad' investors that have a second property that they rent out. This category will capture a large portion of landlords. The landlord should have the opportunity to adjust the rental rate for their property to accommodate changes in their cost to own the property. For instance, if the interest rate on their mortgage goes up significantly (like it has been), there are continual changes to regulations (such as smoke alarm upgrades), there are mandated no-eviction rules in place during pandemics when tenants can't pay, they will need to be able to price the rent to reflect this. These increased costs may put the landlord into financial distress. This is significant and may apply to many small landlords. If it continues to cost more and be harder to be a landlord there will be less rental properties on the market for renting. If there is a need to make rentals more available and cost effective, there should be incentives to be a landlord, not disincentives.