

Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022**Submission No:** 23**Submitted by:** **Publication:** Making the submission public but withholding your name**Attachments:** No attachment**Submitter Comments:**

I agree with the broad sentiments behind this Bill. Queensland needs statutory protections for lessees to prevent unreasonable rent increases. These robust protections are currently absent in the Residential Tenancies and Rooming Accommodation Act 2008 (Qld) (the Act). However, I don't agree with the proposed amendments of this Bill that introduce a new section, ch 2, pt 2, div 1AA that introduce a 2 year rental freeze. I think this proposal is too extreme. Instead, I believe that there should be a section in the Act that limits rental increases. I think that Queensland should follow the Australian Capital Territory model in s 64B of the Residential Tenancies Act 1997 (ACT) whereby a lessor cannot increase the rental rate under a rental agreement by an amount which is more than 110% of CPI, unless the agreement allows this, or, the tenant agrees in writing to the increase, or the lessor has the approval of ACAT. I think this would be a sensible improvement on our existing Act; providing protections for lessees against exploitation by lessors through unreasonable rent increases in short timeframes, and strikes the right balance between the rights of the lessor and lessee.