

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

**Submission No:** 48  
**Submitted by:** Better Renting  
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**Attachments:** No attachment

**Submitter Comments:**

Better Renting is a community of renters working together for stable, affordable, and healthy homes. These issues are related. When housing is affordable, it's easier for people to remain stable in their communities. When people can cover their housing costs, they can afford to heat or cool their home adequately, or to purchase medication. Higher stress due to expensive rents has negative impacts on physical and mental health. As such we support measures to address the profiteering rent increases we have recently been seeing in Queensland. A rent freeze will help to provide some temporary relief, while a move towards a cap on rent increases is an important longer-term solution that will stop opportunistic landlords from increasing rents simply to take advantage of low vacancy rates. Jurisdictions all over the world operate private rental sectors that include restrictions on rent increases. They recognise that housing is an essential service and a basic human need. While landlords choose to try to profit from renting out property, laws must ensure that tenants' needs are protected in this relationship, and that the profit imperative doesn't run roughshod over the human need for housing. Limiting rent increases is an important step to help achieve this outcome.