

## Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

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**From:** [REDACTED]  
**To:** [Housing, Big Build and Manufacturing Committee; info@makerentingfairqld.org.au](mailto:info@makerentingfairqld.org.au)  
**Subject:** Administrative Process for Rent Increases at Market Rates  
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Dear committee

I submit that Lessors should be forced to prove that rent increases are at market rates. That where a dispute arises, the burden of proof lie with Lessors. With Lessors having to seek a decision from QCAT where mediation is not successful.

Renters do not have any alternative administrative process to dispute unfair increases to rent that are well above market rates.

Presently, they must sign a new lease with an excessive rental amount and then dispute later it with QCAT. They are forced to contract into an unfair arrangement or move.

As Lessors are in a position of power and most tenants give up too easily due to the difficulty of moving. This is partly responsible to the rent inflation causing financial hardship across the state.

Upon first lease renewal, my lessor has decided to increase my rent by 2 bed apartment by \$100 to \$650. Three similar apartments within 500 meters are currently offered at between \$420 and \$580.

My apartment isn't special, it's 50 years old and is in a very poor state of repair (which they refuse to fix).

I demonstrated with examples to the Real Estate agents that my 2 bed apartment would be the most expensive in area. Yet they only offered to reduce the rent to \$620.

I propose that for rent increases over inflation or 5%, that the Lessee be able to dispute the amount.

If the Lessor, believes that this is at market rates that they need to be the ones that prove it.

A final thought: Politicians need to stand up against REIQ, REA and their majority owners News Corp.

We've had enough!

Housing is the issue that many voters care the most about. Please stop playing politics and get the job done!

Michael Alexi  
[REDACTED]

[Yahoo Mail: Search, organise, conquer](#)