

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

**Submission No:** 29

**Submitted by:**



**Publication:** Making the submission public but withholding your name

**Attachments:**

**Submitter Comments:**

**From:** [REDACTED]  
**To:** [Housing, Big Build and Manufacturing Committee](#)  
**Subject:** Rental increase attached to property  
**Date:** Thursday, 21 March 2024 4:24:22 PM

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Hello

I'm writing as I have a concern relating to the proposed limiting rental increases to 12 monthly being attached to a premise rather than a tenant

Being an investment property owner, I have had several long term tenants over the years which I've kept rents under market value to be able to assist them to get ahead

I've had long term tenants ask to break lease as they've been fortunate enough to buy a property which is wonderful for them - I fully support people getting ahead and bettering themselves - my tenants have always been grateful that they've had lower rents and been able to save

I would be restricted and not able to increase rent to market rate for a new tenant if you're proposed idea of limiting to 12 monthly increases are attached to a property rather than a tenant

If this were to come into effect, I would be forced to ensure all property rents were at current market value at each renewal - which doesn't give my existing tenants any benefits

Just my thoughts on this proposed plan and I feel that it should be kept to limiting to 12 monthly increases per tenant not property

[REDACTED]