

With regards to the discussion paper's suggestion of forcing landlords to justify excessive rent increases above CPI, if the only mechanism for this to occur is through requiring the renter subject to the increase to take the landlord to a tribunal, then the policy will not be effective. Very few renters have the political knowledge, financial security, or combative persona to consistently take their landlords to tribunals when they are given rent increases.

If this policy is to be functional, the justifications that landlords give for why their rent increase is not excessive needs to be given ex-ante, IE, before the rent increase is actually applied and it needs to be considered by the tribunal or another government body automatically, rather than needing to first get a referral from a renter. This will systematically provide real downward pressure on rising rents rather than simply benefiting the few renters who happen to be able to use the instruments of the state to pursue their interests.