

**From:** [REDACTED]  
**To:** [Residential Tenancy](#)  
**Subject:** A rent increase is only excessive if it is well above the market rate  
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Hello,

Thank you for the survey. I just completed it.

I felt that the survey was lacking in areas, in terms of rental increases. This question was asked 'A rent increase is only excessive if it is well above the market rate' as rents are well above the previous year's rates, it doesn't offer much comparison or room for negotiation as a renter. It would of been better as a capped percentage, so rental prices can be controlled and give a fair go to renters who are coping it.

Many landlords and agents are not very compassionate or sympathetic to renters.

As a renter, there is so much uncertainty and price increases only add to the anxiety and stress for many.

Many who rent wish to own, and this becoming more and more impossible, based on the current tread the number renters is only going to increase, unless something drastic happens to reverse what is going on.

There should also be rules about a condition of a property and what is deemed safe to live in. Many properties are not really safe or adequately maintained yet are still rented out.

Happy to discuss further.

Kind regards

[REDACTED]