

10 August 2023

To whom it may concern

I am a landlord and I am all for fair and equitable system for both the landlords and the renters along with simple and easy process for both in managing the rental properties.

I find the “noise” regarding proposed changes to the rental laws to be heavily biased in favour of the renters, especially with regards to the increase (non increase) proposals of the rental income. I had been as generous and fair as I can possibly be and take into account the circumstances of my tenants when I do the once a year increases. I even have situations of no increase and very low increases especially during the Covid lockdown.

Unfortunately, the economic environment had changed so much and the costs of maintaining the property are not within our control, eg interest rate, utilities, services/maintenance and for us landlords to survive (and not lose our properties) we need to impute these factors in the rental increases.....hence, having a cap on when and how much to increase the rent is detrimental on my end.