



TENANCIES QUICK TIP

Increasing the rent during a fixed term residential tenancy agreement

During a fixed term tenancy agreement the rent cannot be increased unless you include a condition in the agreement specifically allowing for an increase in rent.

In an order of the Residential Tenancies Tribunal made on 29 September 2008, the Tribunal found that a condition stating 'the rent shall be reviewed in accordance with the Act' is not specific enough to provide for an increase, and therefore is invalid.

For a rent increase condition to be valid, it must specifically retain the right to increase the rent during the term of the agreement. An example of a valid rent increase condition is 'the landlord reserves the right to increase the rent during the agreement'.

For further information, contact Tenancy Advice on 131 882.