

09

RENTAL INCREASE CONTEST

QLD — QCAT

Residential Tenancies and Rooming Accommodation Act 2008 (Qld) —
Section 93

Your rights when you receive a rent increase notice you believe is excessive or invalid

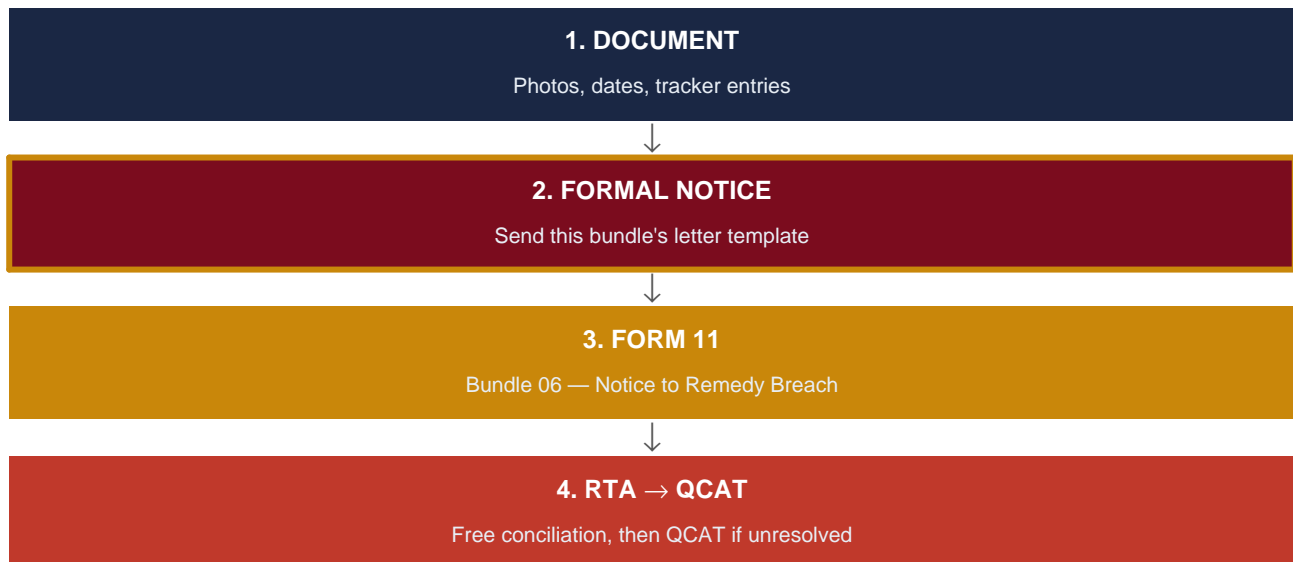
WHEN TO USE THIS BUNDLE

Use this bundle when you receive a rent increase notice that is excessive against the market, or invalid — a second increase within 12 months, or not given in writing.

KNOW THE LAW — CONTESTING A RENT INCREASE (S.93)

Under s.93, rent for a property can be increased no more than once every 12 months, and the increase must be given in writing with the minimum notice period. An invalid notice — a second increase within 12 months, or one not given in writing — has no effect. If the notice is valid but the increase is excessive against the market, you can challenge it — first through free RTA dispute resolution, then QCAT if unresolved.

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



The highlighted box shows where this bundle fits in the journey.

01 Check the notice for validity first

Is this the first increase in 12 months for this specific property? Was it given in writing? An invalid notice has no effect — say so in writing.

02 Research comparable properties

At least 3 current listings: same suburb, similar size and condition. Screenshot each with the address and price — this is your market evidence.

03 Respond in writing immediately

Note the date you received the notice and send a formal written contest as soon as possible. This creates a paper trail of your good-faith challenge.

04 Lodge free RTA dispute resolution promptly

The RTA will contact the lessor and attempt conciliation at no cost.

05 Apply to QCAT if conciliation fails

With your NURD and comparable property evidence, QCAT can set the maximum rent for the property.

IF YOU NEED TO ESCALATE — WHAT QCAT CAN ORDER

QCAT can declare the increase excessive and set the maximum rent. The property's state of repair is directly relevant — every outstanding repair in your tracker is evidence against the increase. Keep paying current rent until any increase lawfully takes effect.

★ GOOD TO KNOW — ONE INCREASE PER YEAR — PER PROPERTY, NOT PER TENANT

The once-per-12-months rule is tied to the property, not to you personally — a new lessor or a change of tenant does not reset the clock. If rent was increased in the last 12 months for this address, a second increase notice within that period is invalid.

■ CRITICAL — USE THE RTA BEFORE QCAT — IT'S FREE AND FAST

To challenge an excessive rent increase, lodge free RTA dispute resolution first. Conciliation often resolves rent disputes faster than a QCAT hearing, and it costs nothing.

■ CRITICAL — AN INVALID NOTICE HAS NO EFFECT

A second increase within 12 months for the same property, or a notice not given in writing, does not change your rent. Respond in writing identifying the defect and continue paying the current rent.

1. COPY

Copy the letter below into a new email

2. FILLReplace every **[bracketed]** field with your details**3. SEND**

Email it — request a read receipt, save a copy

Fill in every **[bracketed]** field, then send via email — request a read receipt.

SUBJECT:**FORMAL CONTEST OF PROPOSED RENT INCREASE: [Insert Property Address]****1. NOTICE OF CONTEST**

- I acknowledge receipt on **[Insert Date Received]** of your notice proposing a rent increase from **[\$[Current Amount]** to **[\$[Proposed Amount]** per week, effective **[Proposed Date]**.
- I formally contest this increase as excessive and inconsistent with the current market, pursuant to Section 93 of the Residential Tenancies and Rooming Accommodation Act 2008.

2. MARKET EVIDENCE

- Comparable properties currently advertised in **[Suburb / Area]**:
- Property 1: **[Address or listing link]** — **[\$[Amount]** per week
- Property 2: **[Address or listing link]** — **[\$[Amount]** per week
- Property 3: **[Address or listing link]** — **[\$[Amount]** per week
- The condition of the premises is also relevant: **[list any outstanding repairs or standards issues]**.

3. REQUEST FOR RECONSIDERATION

- I request that you reconsider this increase in light of the above and provide a written response by **[Insert Date — e.g., 7 days]**.
- I will continue to pay rent at the current rate until any increase lawfully takes effect.

4. ESCALATION PATH

- If agreement is not reached, I will lodge RTA dispute resolution, and apply to QCAT with my NURD if the matter remains unresolved.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]