Letter 2: Query or object to a rent increase

Use this when you receive a rent increase notice and want to check it is valid or negotiate.

LETTER TEXT: REPLACE EVERYTHING IN [BRACKETS]

[Your full name]
[Rental property address]
[Date]

To: [Landlord / Property manager name]

Subject: Rent increase notice dated [date] - [Property address]

Dear [Name],

I received your notice of a rent increase from $[current rent] to $[new rent] per [week / fortnight], to take effect on [date].

Before I respond, I would like to confirm the following:

1. The date of my last rent increase was [date], and the new increase is [more / less] than the minimum period allowed in [state] after that date.
2. The notice period given was [number] days. I understand the minimum required in [state] is [number].
3. [Optional: Rents for comparable properties in [suburb] appear to be around $[amount]. I would like to discuss whether the increase is reasonable.]

I would appreciate a written reply by [date]. If the notice does not meet the requirements, I ask that you withdraw and reissue it correctly.

[Optional: I am willing to discuss a smaller increase or a longer lease term.]

Regards,
[Your name]

Before you send: Minimum notice and frequency vary by state (for example VIC 90 days, NSW 60 days, QLD 2 months, ACT 8 weeks). Check the exact rules and how to challenge an increase with your state regulator before sending.

General information only, not legal advice. Rules vary by state and territory, so check your state regulator before sending. Free to use. cosyrental.au