

PROHIBITING RENT BIDDING

Under the *Residential Tenancies Act 1999*

A landlord may only offer a tenancy with rent set at a fixed amount



A landlord cannot:

- require the tenant to pay; or
- accept from the tenant

a payment that is higher than the rent fixed at the time the tenancy was on offer



A landlord can ask the tenant to pay a higher amount of rent only if the landlord includes additional benefits or services that were not included in the initial offer. Additional benefits might include offering gardening services, or exclusive use of a part of the premises not included in the initial offer



If a landlord withdraws the property from the market, the landlord cannot re-advertise it at a higher rent within one month of that withdrawal