

## **Rent Increases**

Rent is determined by market forces, that is, supply and demand. Over the past year, we have experienced an increased demand for rental properties coupled to a buoyant sales market in which rental properties have been sold. Those are the 2 main factors that has caused the rents to increase. This is the first time for 15 years that rents have moved upwards as opposed to the softening of rents 3 to 4 years ago.

Property investment is such that a return must be achieved that the investor is comfortable with and the latest rent increases gives these investors confidence to invest in this industry.

Rent increases must be in accordance with the Residential Tenancies Act. The tenant must be notified in writing giving 60 days notice of the increase, the increase shall not be within 180 days after the date of the last increase nor shall the increase be within 180 days after the date of the commencement of the tenancy.

In the current rental market, if your rent has not been already increased, you can be sure that it probably soon will.

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