

1 Nov 2026

To: The property manager
Re: Rent increase

Dear property manager,

Thank you for your notice, which I received on 12 Oct 2026, proposing to increase the rent from \$650 to \$750 a week from 26 Nov 2026. That's an increase of +15.4%: \$100 a week, or \$5,200 a year.

I've looked at the published figures. Residential Tenancies Authority (Queensland) bond data for new leases of 2-bedroom units in postcode 4066 (including Toowong, Auchenflower and Mount Coot-tha) shows a median of \$740 a week for July 2026 – Sept 2026, from 191 new leases. From September 2025, around when my current rent started, to September 2026, that median moved +13.8%. At that pace, my rent of \$650 a week would now be about \$740.

I've paid the rent on time throughout my tenancy. I'd like to stay on for the long term.

My understanding of the rules is that at least two months' written notice is needed before a new rent starts. Your notice reached me on 12 Oct 2026 and gives 44 full days before 26 Nov 2026, not counting the day it reached me. Could you please confirm the start date?

I'd like to propose a rent of \$740 a week instead.

Could you please reply in writing by 8 Nov 2026?

Kind regards,
[Your name]

Rent increase evidence

2-bedroom unit · Toowong 4066 · QLD

Prepared 1 Nov 2026 from government bond figures. General information, not legal or financial advice.

The increase

Current rent	\$650 a week
Proposed rent	\$750 a week
Increase	+15.4% · \$100 a week · \$5,200 a year
New rent starts	26 Nov 2026
Notice received	12 Oct 2026
Current rent started	1 Sept 2025

Published figures for new leases

Comparison group	New leases of 2-bedroom units in postcode 4066
The postcode	Includes Toowong, Auchenflower and Mount Coot-tha
Period	July 2026 – Sept 2026
Median rent	\$740 a week
New leases counted	191
Median change	+13.8% over 12 months
Since current rent started	+13.8% over 12 months
At the median's pace	\$650 a week would be \$740

The increase (+15.4%) is larger than the median's +13.8% change since the rent was last increased (September 2025 to September 2026), while the proposed rent of \$750/wk is close to the median of \$740/wk for new leases of 2-bedroom units in postcode 4066. The median rests on as few as 179 new leases in one of the two periods, so a gap of up to 2 points can be chance.

Recent published figures (same group)

Dec 2024	\$630 a week · 174 new leases
Mar 2025	\$680 a week · 250 new leases
June 2025	\$750 a week · 220 new leases
Sept 2025	\$650 a week · 179 new leases
Dec 2025	\$700 a week · 221 new leases
Mar 2026	\$760 a week · 228 new leases
June 2026	\$720 a week · 178 new leases
Sept 2026	\$740 a week · 191 new leases

Your notice and the published rules

Notice received 12 Oct 2026

The date you entered. The dates below count from it.

Check: The notice gives 44 full days before the new rent starts, short of two months' notice

At least two months' written notice is needed for a general tenancy, stating the new rent, the day it starts and when the rent was last increased (in rooming accommodation it's four weeks, so from 10 Nov 2026). The day you got the notice isn't counted, and a period that ends on a weekend or public holiday runs to the next business day (weekends are allowed for here; check for a public holiday). Counted from the day after you got it, that runs to 14 Dec 2026, so on this rule the new rent can start from 15 Dec 2026.

At least 12 months after the last increase

The rent for this property was last increased on 1 Sept 2025. In Queensland the 12 months run from the last increase (or from when the property was first rented), for the property: whoever the tenant, agreement or owner. A reduction doesn't restart them. Going back to the earlier rent after a reduction because the property became partly unfit to live in or lost services, facilities or amenity, or a reduction QCAT ordered isn't an increase (a discount agreed for another reason isn't one of those). QCAT can allow an earlier increase for undue hardship. The new rent starts 26 Nov 2026.

Last day to start a dispute: 11 Nov 2026

If you think the increase is excessive, start with a dispute resolution request to the RTA within 30 days of getting the notice: it's free, and a rent dispute has to go there before it can go to QCAT. If it isn't resolved, the RTA gives you a notice to take to QCAT. A tenants' advice service can help with both. If that day is a public holiday, the next business day counts.

Before you act on it

If the dates on your notice don't meet these rules, a tenants' advice service can confirm what that means for you before you act on it.

Checked against the dates entered, not the agreement itself.

The rules (QLD)

- Rent can only be increased once every 12 months, and since 6 June 2024 that limit attaches to the property (in rooming accommodation, the room), not the tenancy. A reduction doesn't restart the 12 months. Going back to the earlier rent after a reduction because the home became partly unfit to live in or lost services, facilities or amenity, or after a reduction QCAT ordered, isn't an increase, and QCAT can allow an earlier increase for undue hardship.
- During an existing agreement: at least two months' written notice for a general tenancy (four weeks for rooming accommodation), periodic or fixed-term; a fixed-term increase also needs the agreement to allow it. If you think it's excessive, you can lodge a dispute resolution request with the RTA within 30 days of receiving the notice — and, on a fixed term, also before the agreement ends; a rent dispute has to go to the RTA before it can go to QCAT.
- On a new or renewed agreement: no notice of the increase is required. If you sign and think the rent is excessive, you can lodge a dispute resolution request with the RTA within 30 days of entering the agreement, then apply to QCAT if it isn't resolved.
- You can ask the property manager in writing for proof of when the rent was last increased; they must give it within 14 days, unless the lessor is an exempt lessor or the property is being rented for the first time.
- Some exempt lessors, such as some community housing providers, aren't bound by the 12-month limit, the notice period, the fixed-term clause or the proof rule, and some of their rents can't be taken to QCAT. In rooming accommodation, an exempt provider isn't bound by the 12-month limit or the proof rule, but the notice period, a fixed term's increase clause and the dispute route still apply.

From Residential Tenancies Authority — Rent increases,

<https://www.rta.qld.gov.au/during-a-tenancy/rent-and-other-bills/rent-increases> (checked 2026-10-17).

About these figures

- A new-lease median describes the rents agreed at the start of recent new leases for this group. It isn't a valuation of your home, it isn't what a sitting tenant must pay, and it isn't what a tribunal would decide.

- Bond figures record the rent agreed at the start of each new lease in the period. They don't account for condition, furnishings, parking or exact location.
- Asking rents on listing sites can differ from these: they're what was advertised, not what was agreed.
- General information only — not legal or financial advice, or a valuation. Check your agreement, and get advice from a tenants' advice service before you reply.

Sources

The medians, ranges and changes here are calculated by Keyfacts from these sources (Queensland medians are the RTA's own). The publishers haven't checked or endorsed them.

Queensland RTA median rents and bond statistics (quarterly) (Residential Tenancies Authority, State of Queensland). © The State of Queensland (Residential Tenancies Authority), median rents quarterly data. Licence: CC-BY-4.0, <https://creativecommons.org/licenses/by/4.0/>.

<https://www.rta.qld.gov.au/forms-resources/rta-data-releases/median-rents-quarterly-data>

This group's latest figures, on a public page: <https://keyfacts.au/a/qld/postcode-4066#rent-unit-2>. How the comparison is made: <https://keyfacts.au/methodology>.

1 Nov 2026

To: The property manager

Re: Proof of the last rent increase

Dear property manager,

I'm asking for written proof of the date the rent for this property was last increased. My understanding from the Residential Tenancies Authority is that this is given within 14 days of a written request (unless the lessor is an exempt lessor, or the property is being rented for the first time).

Kind regards,

[Your name]