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Consumer Council of Fiji



[www.consumersfiji.org](http://www.consumersfiji.org)



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## PRESS RELEASE

### Renters Across Fiji Continue to Face Illegal Rent Hikes

Renters across Fiji continue to suffer from unlawful price hikes on rental properties, with the Consumer Council of Fiji noting a surge in complaints from tenants about illegal rent increases. This has prompted the Council to issue a timely advisory.

Some landlords have attempted to circumvent the *Rent Increase Restriction on Residential and Ground Rent Order 2020* by citing changes in Value Added Tax (VAT) or obligations to the Fiji Revenue and Customs Service (FRCS) as justification. The Council reminds all landlords that the Order remains fully in effect and must be complied with.

In recent weeks, five complaints have been lodged by tenants who were advised of rent increases ranging from \$50 to \$94 per month, despite the ongoing rent freeze. In one case, a tenant paying \$750 per month was informed their rent would increase to \$843.75, while another tenant paying \$800 per month was told it would rise to \$900. Concerningly, landlords in each case cited VAT changes or FRCS obligations as the reason for the increase.

Council CEO, Seema Shandil, stressed that the rent freeze remains in force and prohibits any increase in rent for existing residential tenancy agreements unless approved by the Fijian Competition and Consumer Commission (FCCC). “Landlords are reminded that the rent freeze is a government measure intended to protect tenants from unjustified rent increases and economic hardship. Citing tax or regulatory changes does not provide a lawful basis to increase rent under existing tenancy agreements. Any rent increase must first be approved by the regulator before being imposed,” said Shandil.

The Council will escalate these cases to the regulator and other enforcement agencies where necessary. Tenants experiencing unlawful rent increases are urged to report the matter immediately to the Council and provide supporting documents such as tenancy agreements, receipts, and written notices of proposed rent increases. The Council also advises tenants to refrain from making additional payments not stipulated in their existing tenancy agreements until the matter is clarified by the authorities.

The Council will continue to monitor such cases closely and work with relevant authorities, to ensure landlords comply with the Rent Freeze Order. For queries or complaints, tenants can

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call the toll-free National Consumer Helpline on 155 or email us on [complaints@consumersfiji.org](mailto:complaints@consumersfiji.org).

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