

Republic Of The Philippines
HOUSE OF REPRESENTATIVES
Constitution Hills, Quezon City



SIXTEENTH CONGRESS
THIRD REGULAR SESSION

House Bill No. 6362

Introduced by Representative ERIC L. OLIVAREZ

EXPLANATORY NOTE

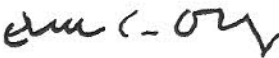
The Rent Control Law aims to protect the housing lessees from unconscionable rent increases. It is of outmost importance to continuously shield the public from abusive lessors, ensure affordable housing in the Philippines and protect tenants from arbitrary ejectment.

The only way to protect house tenants from arbitrary and unconscionable rent increases is to extend the rent control law passed by Congress in 2009 but which is about to expire on 31 December 2015. Hence, this house measure is being submitted to amend Section 4 of Republic Act 9653 to extend the effectivity of the Rent Control Law from December 31, 2015 to December 31, 2019.

It is worthy to note that a resolution was earlier passed on November 12, 2015 enjoining the HOUSING AND DEVELOPMENT COORDINATING COUNCIL (HUDCC) to conduct a review of the implementation of Republic Act 9653 and submit to congress its recommendation on the propriety of extending the rental regulation. However, a resolution does

not have the force and effect of a statute. This bill, therefore, will give life and spirit to the intent of the legislators to continue the protection of the house renters against unscrupulous lessors.

In view of the foregoing, the undersigned earnestly prays for the approval of this bill.


ERIC L. OLIVAREZ

**AN ACT EXTENDING THE EFFECTIVITY OF REPUBLIC ACT
9653, OTHERWISE KNOWN AS "THE RENT CONTROL
ACT OF 2009" UNTIL DECEMBER 31, 2019 BY AMENDING
SECTION 4 THEREOF**

SECTION 1: Section 4 of Republic Act No. 9653 otherwise known as "The Rent Control Act of 2009" is hereby amended as follows:

"Sec. 4. Limit on Increases in Rent. – For a period of one (1) year from its effectivity, no increase shall be imposed upon the rent of any residential unit covered by this Act: Provided, that after such period until December 31, 2019, the rent of any residential unit covered by this Act shall not be increased by more than seven (7%) annually as long as the unit is occupied by the same lessee: Provided, further, That when the residential unit becomes vacant, the lessor may set the initial rent for the next lessee: Provided, however, That in the case of boarding houses, dormitories, rooms and bedspaces offered for rent to students, no increase in rental more than once per year shall be allowed."

SECTION 2: Repealing Clause - All laws, decrees, rules and regulations inconsistent with the provisions of this Act are hereby repealed or amended accordingly.

SECTION 3: Effectivity – This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in at least two (2) newspapers of general circulation, whichever comes earlier.

APPROVED.