

[e1] It is unfair and unjustifiable that new tenants have to pay a much higher rent than previous residents.

[e2] Clearly the landlord has to pay for some repairs before a new lease.

[e3] But surely these costs could be covered by a minimal increase in rent over the course of the entire lease.

[e4] All the more so as for an adequate profit the rental rate as compared to the base rent need not be raised for every new lease.

