"The Americans couldn’t destroy Hanoi, but we have destroyed our city by very low rents”

Nguyen Co Thach
Vietnam’s Foreign Minister, 1989
CONTROLLED TENANCIES IN KENYA

- Rent Restriction Act
  - 1959

- Landlord and Tenant Act
  - 1965
ARGUMENTS IN FAVOUR

- Information asymmetry
- Tax benefits trickle down
- Incentive to renovate dilapidated buildings
- Reduction of tenant instability
- Human rights
- Societal cohesion

ARGUMENTS AGAINST

- Reduced quality of housing
- Reduced investment
- Higher rents
- Limiting individual’s mobility
- Dilapidated buildings
- Housing shortage
- Restrict property rights
WAY FORWARD

- Simplicity
- Transparency
- Capital recovery
- Predictability
- Enforceability
- Special courts
- Accessibility

THANK YOU