

Housing Discrimination and Rental Challenges among Bachelor Tenants in Dhaka City, Bangladesh

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Abstract—Housing discrimination against bachelor tenants has become an increasingly important yet underexplored issue in Bangladesh's urban rental housing market. This study examines the nature and extent of housing discrimination and rental challenges experienced by bachelor tenants in Dhaka City, Bangladesh. A quantitative cross-sectional survey design was employed, and primary data were collected through face-to-face interviews with 60 bachelor tenants selected using purposive sampling. Descriptive statistical techniques, including frequencies and percentages, were used to analyse respondents' socio-demographic characteristics, housing conditions, experiences of discrimination, and rental challenges. The findings reveal that 75.0% of respondents experienced discrimination while searching for rental accommodation, and 70.0% had been refused housing because of their bachelor status. Most respondents reported that landlords preferred renting to families (81.6%), imposed unnecessary restrictions (63.4%), and demanded higher security deposits (63.3%). Furthermore, 66.7% had paid additional advance or security money, while 48.3% expressed dissatisfaction with their current housing conditions. Housing-related challenges were also perceived to affect work or academic performance (45.0%) and contribute to psychological stress among a considerable proportion of respondents. The study further found limited use of written rental agreements and strong public support (76.7%) for government policies to protect bachelor tenants. The findings demonstrate that housing discrimination extends beyond affordability and encompasses social exclusion, financial exploitation, and insecure tenancy. The study contributes to the limited empirical literature on bachelor tenants in Bangladesh and highlights the need for stronger anti-discrimination legislation, mandatory written tenancy agreements, improved enforcement of tenant protection laws, and the development of affordable bachelor-friendly housing to promote equitable access to rental accommodation.

Index Terms—Housing discrimination; Bachelor tenants; Rental Housing ; Tenant rights; Dhaka City; Bangladesh

I. INTRODUCTION

Housing is widely recognised as a fundamental human right and a critical social determinant of health, well-being, and socioeconomic development. Adequate housing provides not only physical shelter but also promotes personal security, social inclusion, and economic stability. Nevertheless, rapid urbanisation, population growth, and increasing demand for rental accommodation have created significant housing inequalities in many developing countries. In Bangladesh, particularly in Dhaka City, the housing sector has struggled to keep pace with the growing urban population, resulting in housing shortages, escalating rental prices, and unequal access to quality accommodation (United Nations, 2015; Lata, 2020).

As one of the fastest-growing megacities in South Asia, Dhaka attracts thousands of students, recent graduates, and young professionals each year in pursuit of education and employment opportunities. Most of these migrants depend on the private rental housing market and live as bachelor tenants. Despite their substantial contribution to the city's workforce and economy, bachelor tenants frequently experience discrimination when searching for rental accommodation. Landlords often perceive unmarried tenants as irresponsible, socially disruptive, or financially unreliable, leading to rental refusals, higher security deposits, restrictive tenancy conditions, and explicit exclusion through advertisements stating "Family Only" or "No Bachelors." These practices significantly limit housing choices and increase both the financial and

psychological burden on bachelor tenants (Lata, 2020; Arefin et al., 2025).

Housing discrimination represents an important dimension of urban inequality because it restricts equal access to safe and affordable housing based on personal characteristics rather than tenants' ability to fulfil contractual obligations. Such discriminatory practices contribute to residential insecurity, social exclusion, reduced quality of life, and adverse mental well-being. From a social justice perspective, equitable access to housing is essential for achieving inclusive urban development and aligns with Sustainable Development Goal (SDG) 11, which advocates inclusive, safe, resilient, and sustainable cities (United Nations, 2015).

Although previous studies have examined housing affordability, informal settlements, and urban housing challenges in Bangladesh, empirical research focusing specifically on discrimination against bachelor tenants remains scarce. Existing literature has largely concentrated on low-income households, slum dwellers, and general rental market dynamics, with limited attention to how marital status influences access to rental housing. Consequently, there is insufficient evidence regarding the forms, determinants, and consequences of housing discrimination experienced by bachelor tenants in Dhaka. Addressing this knowledge gap is important for understanding inequalities within the urban rental housing market and for developing evidence-based housing policies that promote fairness and inclusivity (Lata, 2020).

Against this backdrop, the present study investigates housing discrimination and rental challenges among bachelor tenants in Dhaka City, Bangladesh. Specifically, it examines the prevalence and nature of discriminatory practices, identifies the socioeconomic and institutional factors contributing to these challenges, and explores their implications for housing security and overall well-being. The findings are expected to contribute to the growing literature on urban housing, social exclusion, and housing justice while providing practical recommendations for policymakers, urban planners, landlords, and housing authorities to promote a more equitable and inclusive rental housing system in Bangladesh.

Objectives of the Study

General Objective

- To examine the housing discrimination and rental challenges faced by bachelor tenants in Dhaka City, Bangladesh.

Specific Objectives

- To identify the forms of housing discrimination experienced by bachelor tenants.
- To examine the major rental challenges faced by bachelor tenants.
- To assess the factors influencing housing discrimination.
- To evaluate the impact of rental challenges on bachelor tenants' living conditions.
- To recommend measures for promoting fair and inclusive access to rental housing.

II. LITERATURE REVIEW

The literature review provides the theoretical and empirical foundation for the study by critically examining existing research related to the research topic. It identifies the key concepts, theories, and findings from previous studies while highlighting areas of agreement, disagreement, and gaps in the existing body of knowledge. A well-developed literature review enables researchers to position their study within the broader academic discourse and justify its significance.

In the context of "Housing Discrimination and Rental Challenges Among Bachelor Tenants in Dhaka City, Bangladesh," this chapter reviews national and international literature on housing discrimination, rental market dynamics, landlord attitudes toward bachelor tenants, affordability, social stigma, tenancy rights, and urban housing policies. It also discusses relevant theoretical perspectives that explain discriminatory housing practices and rental inequalities. Furthermore, the chapter identifies the research gaps in the existing literature, particularly regarding bachelor tenants in Dhaka, thereby establishing the rationale for the present study.

Md. Shamsul Arefin, Bikram Biswas and Md. Mahedi Hasan(2025) conducted a study on Accomodation Preferences and rental Challenges in Urban Dhaka : A Mixed Methods Study.The study examines the accommodation preferences and challenges of Dhaka's urban residents, focusing on

both public and private rental housing contexts. The city's rapid expansion, driven by high in-migration and territorial development, has led to a severe housing shortage. Since the 1970s, multi-storied apartments have emerged as a key response to this shortage; however, significant challenges persist. As part of a mixed-methods approach, in-depth interviews and focus group discussions were combined with a structured survey of 180 respondents from key public and private rental clusters. The findings reveal that residents' perceptions of various factors, including rental price, proximity to workplaces, utility and security services, structural integrity, availability of open space, and payment methods, differ significantly. While affordability and structural safety emerged as crucial baseline (hygiene) factors, security and payment flexibility were identified as key motivators influencing tenants' decisions to stay or move. Despite the rise in high-rise apartment construction and increased private-sector investment, substantial gaps remain in providing safe, affordable, and equitable housing. The study further identifies systemic problems that exacerbate residents' dissatisfaction, such as uneven rent regulation, poor utility management, and weak enforcement of building codes. These findings inform recommendations for integrated policy measures that balance the supply of public and private rental housing, improve infrastructure and service quality, strengthen regulatory frameworks, and align housing allocation with socioeconomic realities. By offering empirical evidence on tenant perspectives and decision-making processes, this study contributes to the broader discourse on sustainable urban housing. It also provides policymakers, urban planners, and other stakeholders with practical recommendations for enhancing living conditions in rapidly urbanizing cities like Dhaka.

Asma Siddika (2019) conducted a Dissertation Perceptions and problems of single- young adult household housing in Dhaka, Bangladesh .This study found that Housing is more than shelter as it includes attributes of comfort, convenience, and amenities as essential for the emotional and social well-being of households and individuals. This research deals with the specific rental housing sub-market where single young people aged between 18- 34 years old either

students or workers living in a shared premise. People in this group are transitioning from youth to adulthood, representing a formative stage in their life-cycle and demographic stratification at the societal level. These single-young people come to the city to fulfill their vision of earning knowledge with higher education and an excellent job when most of them are economically full or partial, supported by their parents or family. In Bangladesh, like other developing countries, the formal housing market in Dhaka is generally unresponsive to addressing these single-young people's housing needs due to their independent lifestyle. As young people in Dhaka are excluded from any direct state welfare supports while a few government hostels provide their accommodation, most of them live in the formal and informal rental housing sector through diversified sharing forms. This rental housing sometimes provides a poor living environment and becomes tougher within social and political difficulties. By noting a gap in knowledge, this research wants to describe the current scenarios of singleyoung household housing in Dhaka to increase and potentially improve the existing rental provision with two objectives. First, to profile the group of single-young people living in shared rental houses and the owners who rent their houses to them by knowing their socio-economic characteristics as a basis to outline owners' perception of their tenants; Second, to investigate the housing circumstances of shared rental houses by knowing the overall living experiences within the nature and extent of the multifaceted problems with which they live. A convenient random sampling method is used to investigate the research objectives. Three areas in Dhaka are selected, and multiple cases from each of the areas are identified by following a convenient random sampling method for a qualitative field survey. Data are collected through interviews, observation, documentation, and questionnaire surveys. The significant findings are: first, single young tenant, living independently away from the family environment with feelings of independence, undergoing different lifestyle than family households which sometimes raises misperception about them toward house-owners, but today some house owners seem them as a scope of a profitable rental business; second, shared living benefits the tenants economically as much as makes scopes of social

interactions while some social and physical problems arise mainly because of converted family housing toward shared living rather than a designed house for sharing. Still, single-young tenants are minority groups in Dhaka, but the current trend indicates their growing number not only in Dhaka but also in many other developed and developing societies. The increasing number of these households creates new demand for the housing market, especially in the rental sector, with emerging challenges at the policy level. There remains a considerable research gap at the national and international levels, which is the primary need to exercises with multiple scopes of work toward their housing provisions.

Tanzia Helal Niloy (2025) conducted a study on Assessing the Affordability Challenges of Rental Housing for the Middle-Income Group in Nayatola, Dhaka City. The study found that the rapid growth and development of Bangladesh often overshadow the country's rapid, unplanned urbanization. This urbanization has led to an enormous population increase and a new middle class being injected into the urban economy each year. Migration to urban centers, like Dhaka, has been one of the biggest threats to the building of livable cities. In Dhaka, the growth of the housing market has been molded and compromised by the influx of migrants.

According to a BRAC Institute of Governance and Development (BIGD) report (2017), 68% of the city's residents live in rented properties, while 32% live in Dhaka's own homes. The tenants of urban residential areas are suffering from accommodation problems, including affordability, and a lack of proper monitoring of tenant security and interest. Firstly, this study intends to measure the affordability of rental housing in Dhaka by using the rent-to-income ratio. Secondly, identify the problems that rental housing tenants face. Lastly, analyze the tenant's legal security by examining the rental process, including rent fixation, revision periods, advance payment systems, changes to internal accessories, and eviction notices.

The findings of the study suggest that the current rent rates are putting a financial housing cost burden on the middle-income families of the city. They tend to spend more than 30% of their monthly income on rent and have to compromise on other daily expenditures, such as food, household items, and

children's education. Although the Premises Rent Control Act 1991 aims to balance the interests of house owners and tenants by establishing a set of justified rules, the interests of tenants are significantly underprotected due to inadequate implementation. Given the gap between housing supply and demand in Dhaka, landlords have the opportunity to increase the cost of their rental units, frequently violating the provisions of the act. This severely affects the middle-income households that live on fixed incomes.

Sadman Sakib, Saidur Rahman, Afnan Ur Ryan, Chyon Adhikary and Safiul Alam (2025) conducted a study on Problems of Finding Suitable Accommodation for Students of Dhaka. This study investigates the difficulties faced by university students in Dhaka while searching for accommodation. A questionnaire-based survey was conducted among 31 students to identify the common problems. The results reveal that the majority of the students are not satisfied with their current accommodation and find it challenging to find a suitable one. The major difficulty is the lack of reliable information about vacancies along with unavailability of accommodations near the institution, high rental costs, and safety and security concerns. The traditional methods of searching for vacancies include physically searching and using social media groups. The study recommends implementing single-room renting features on property rental platforms and promoting such platforms among landlords and tenants to address these issues. However, the small sample size and lack of diversity in the sample are limitations of this study.

Md. Aminul Hoque Siddiqe and Asma Al Amin (2023) conducted a study Applicability of Premises Rent Control Act in Chattogram City: Dipping into Problems in Quest for Sustainable Solutions. The study found that urbanization has been a significant outcome of civilization, which has led to a surge in rental accommodations. In Bangladesh, the majority of people live as tenants in other people's houses, and the majority of tenants struggle to keep up with annual rent increases. Although there was an Ordinance of 1986 to deal with house rent, it was out of date, and therefore, the Premises Rent Control Act

of 1991 was passed to regulate the entire system. The key purpose of this study is to identify the loopholes in the law and its application and search for measures to effective solutions thereof. The study revealed that the law's ineffective implementation has led to chaos and a strained relationship between landlords and tenants. Moreover, most house owners and tenants, two major stakeholders in the system, are unaware of the legislation. By utilizing a mixed-method approach that combines qualitative and quantitative analysis, this study sheds light on the reasons behind the non implementation of the law, and it offers recommendations to policymakers for sustainable and effective implementation of the Premises Rent Control Act of 1991.

Boli , Chijin , Sylvia J. T Jansen (2023) conducted a study on understanding the relationship between residential environment , social exclusion and life satisfaction of private renters in shenzhen . This study reveals that the recent revival of the private rented sector in many regions highlights the importance of understanding the well-being of private renters. While there is a consensus that private renters are less satisfied with their life than home owners, little attention has been given to examining the life satisfaction of private renters from different sub-sectors, nor has the underlying mechanism linking residential environment and life satisfaction been thoroughly investigated. The present paper aims to address these gaps by examining the life satisfaction of private renters from different sub-sectors in Shenzhen, China. We propose a model, based on Amérigo and Aragones' (1997) theoretical framework, that links residential environment, social exclusion, and life satisfaction. The model fits well with the data collected from 619 renters. The results showed that only 38% of the respondent private renters were satisfied with their life. Furthermore, we found urban village renters were significantly less satisfied with their life compared with renters living in commercial housing and Long-term Rented Apartments. Path analysis results suggest that some objective aspects of the residential environment, renters' perceived social exclusion, and their residential satisfaction could explain a substantial proportion of the variances in life satisfaction while the influence of demographic variables was found to be insignificant.

Perceived equal citizenship rights, perceived discrimination, and perceived reasonable rent were shown to have significant effects on life satisfaction. The paper concludes with a discussion on policy implications aimed at enhancing the life satisfaction of private renters.

Research Gap

Existing studies on rental housing in Bangladesh have primarily focused on general accommodation preferences, housing affordability, tenant satisfaction, and legal aspects of rental markets. For example, examined accommodation preferences and rental challenges among urban residents, emphasizing affordability, security, and housing quality. Similarly, explored the housing experiences of single young adults, highlighting social misconceptions, shared housing conditions, and the absence of suitable housing provisions. Other studies investigated rental affordability among middle-income households, student accommodation problems, and the implementation of the Premises Rent Control Act. Despite these valuable contributions, several important research gaps remain are

Most studies examine tenants in general, students, or single young adults, but none specifically investigate housing discrimination and rental challenges faced by bachelor tenants in Dhaka. Existing research has paid little attention to issues such as refusal of housing, excessive security deposits, higher rents, landlord-imposed restrictions, and unequal treatment experienced specifically by bachelor tenants. . Previous studies mainly emphasize affordability, housing quality, and legal protection, while the relationship between housing discrimination, psychological stress, housing satisfaction, and socioeconomic outcomes remains largely unexplored. Although some studies adopted mixed-methods approaches, they did not comprehensively combine quantitative evidence with qualitative experiences to explain why bachelor tenants experience discrimination and how it affects their daily lives. Lack of policy-oriented recommendations for bachelor-friendly housing. Existing literature discusses general housing policies but provides limited evidence-based recommendations for reducing discrimination and ensuring equitable access to rental housing for bachelor tenants.

The present study, "Housing Discrimination and Rental Challenges Among Bachelor Tenants in Dhaka City, Bangladesh: A Quantitative -Methods Study," addresses these gaps by examining the prevalence and determinants of housing discrimination against bachelor tenants, investigating its effects on housing satisfaction and well-being, and providing empirical evidence to support inclusive housing policies and tenant protection mechanisms. This study contributes to the literature by offering one of the first comprehensive mixed-method analyses focused specifically on bachelor tenants in the context of urban Bangladesh.

III. METHODOLOGY OF THE STUDY

This study adopted a quantitative cross-sectional survey design to examine housing discrimination and rental challenges among bachelor tenants in Dhaka City, Bangladesh. A quantitative approach was considered appropriate as it allows the systematic measurement of tenants' experiences, perceptions, and challenges through numerical data and facilitates statistical analysis. The study was conducted in selected residential areas of Dhaka City, where a large number of bachelor tenants reside due to educational and employment opportunities. The study focused on neighbourhoods with a high concentration of rental housing for single occupants.

The target population comprised bachelor tenants aged 18 years and above who were living in rented accommodation in Dhaka City during the study period. A total of 60 respondents participated in the survey. The sample size was considered suitable for an exploratory quantitative study intended to identify common patterns of housing discrimination and rental-related challenges. A purposive sampling technique was employed to recruit respondents who met the inclusion criteria: (i) unmarried bachelor tenants, (ii) currently residing in rented accommodation in Dhaka City, and (iii) willing to participate voluntarily. This non-probability sampling method ensured that information was collected from respondents with direct experience of the research issue.

Data were collected through face-to-face interviews between the researcher and respondents. Before administering the questionnaire, the purpose of the study was explained, and informed consent was

obtained from each participant. Participation was voluntary, and respondents were assured that their responses would remain confidential and be used solely for academic purposes. The collected data were presented on . Descriptive statistics, including frequencies, percentages, means, and standard deviations, were used to summarise respondents' characteristics and their experiences of housing discrimination and rental challenges.

IV. RESULTS AND FINDINGS

This section presents the findings of the study on housing discrimination and rental challenges among bachelor tenants in Dhaka City, Bangladesh. The analysis is based on data collected from 60 respondents using a structured questionnaire and is presented through descriptive statistical techniques, including frequencies, percentages, and tables. The findings highlight the demographic characteristics of the respondents, their experiences of discrimination in the rental market, common barriers to accessing housing, landlord attitudes, rental conditions, and the coping strategies adopted by bachelor tenants. These results directly address the study objectives and provide empirical evidence to better understand the nature and extent of housing-related challenges faced by bachelor tenants in Dhaka City.

Socio-Demographic Information

Table 1. Regarding age group of the Respondents

Age Group (Years)	Frequency (n)	Percentage (%)
18–24	25	41.7
25–30	18	30.0
31–35	12	20.0
36 years and above	5	8.3
Total	N=60	100.0

The age distribution of the respondents indicates that the majority of bachelor tenants were 18–24 years old 41.7%, followed by those aged 25–30 years 30.0%.

Respondents aged 31–35 years accounted for 20.0% , while only 8.3% were 36 years or older. These findings suggest that rental accommodation challenges are predominantly experienced by younger adults, particularly those in the early stages of higher education or employment. The relatively smaller proportion of respondents aged 36 years and above indicates that older bachelor tenants constitute a minority within the study sample. Overall, the sample is largely composed of young adults, reflecting the demographic group most likely to seek rental housing in Dhaka City.

Table 2. *Regarding Sex of the respondents*

Gender	Frequency(n)	Percentage (%)
Male	33	55.0
Female	27	45.0
Total	N=60	100.0

The data table 2 reveal that 55.0% of the respondents were male and 45.0% were female. The sample demonstrates a relatively balanced gender distribution, although male respondents constitute a slight majority. This balance enhances the representativeness of the study by incorporating perspectives from both male and female participants, thereby supporting a more comprehensive understanding of housing discrimination and rental challenges among bachelor tenants in Dhaka City.

Table 3. *Occupation of the Respondents*

Occupation	Frequency (n)	Percentage (%)
Student s	20	33.3
Private Employee	10	16.7
Government Employee	10	16.7
Business	8	23.3
Others	23	20.0
Total	N=60	100.0

The Table 3 shows that students comprised the largest proportion of respondents 33.3% , followed by unemployed individuals 20.0%. Private and government employees each represented 16.7%, while businesspersons accounted for the smallest share 13.3%. This indicates that bachelors was predominantly composed of students and unemployed bachelor tenants.

Table 4. *Monthly income distribution of the respondents*

Monthly Income (BDT)	Frequency (n)	Percentage (%)
Below 15,000	15	25.0
15,000–20,000	25	41.7
20,000–25,000	14	23.3
Above 25,000	06	10.0
Total	N=60	100.0

The findings of the table 4 show that the largest proportion of respondents 41.7%, earned BDT 15,000–20,000 per month, followed by 25.0% earning below BDT 15,000. In addition, 23.3% reported a monthly income of BDT 20,000–25,000, while only 10.0% earned above BDT 25,000. Overall, the results indicate that most respondents had relatively low to moderate incomes, highlighting their potential financial vulnerability in accessing affordable rental housing in Dhaka City.

Table 5. *Educational Qualification of the respondents*

Educational Qualification	Frequency (n)	Percentage (%)
HSC	22	36.7
Bachelor's	28	46.7
Master's	8	13.3
Higher	2	3.3
Total	N=60	100.0

The table 5 shows that most respondents held a Bachelor's degree 46.7%, , followed by HSC 36.7%, Only 13.3% had a Master's degree, and 3.3% had qualifications above the master's level. This indicates that the majority of bachelor tenants surveyed were educated at the undergraduate level.

Table 6. Residential Area in Dhaka of the respondents

Residential Area	Frequency (n)	Percentage (%)
Azimpur	15	25.0
Dhanmondi	5	8.3
Mirpur	5	8.3
Mohammadpur	5	8.3
Uttara	5	8.3
Bakshibazar	5	8.3
Bashundhara	5	8.3
Others	15	25.0
Total	N=60	100.0

The table 6 presents the residential distribution of the respondents. The highest proportions of respondents resided in Azimpur 25.0 % and other areas 25.0%. The remaining respondents were evenly distributed across Dhanmondi, Mirpur, Mohammadpur, Uttara, Bakshibazar, and Bashundhara, with each area accounting for 8.3% of the respondents . The findings indicate that bachelor tenants were dispersed across several residential areas of Dhaka City, although Azimpur emerged as the most common residential location among the respondents, reflecting its popularity as an affordable rental area for bachelor tenants.

Housing Profile

Table 7. Current Type of Accommodation of the Respondents

Current Type of Accommodation	Frequency (n)	Percentage (%)
Shared Flat	12	20.0
Mess	26	43.3

Hostel	15	25.0
Single Room	07	11.7
Total	N=60	100.00

The Table 7 shows that 43.3% of the respondents lived in mess accommodations, making it the most common housing arrangement among bachelor tenants. Hostels accounted for 25.0% , while 20.0% resided in shared flats. Only 11.7% lived in single rooms, indicating that relatively few respondents could afford or access private accommodation. These findings suggest that shared and low-cost housing options dominate among bachelor tenants in Dhaka, reflecting financial constraints and limited access to independent rental housing.

Table 8. Monthly House Rent of the Respondents

Monthly House Rent	Frequency (n)	Percentage (%)
Below BDT 5,000	38	63.3
BDT 5,000–10,000	14	23.3
BDT 10,001–15,000	05	8.3
Above BDT 15,000	03	5.0
	NN=60	100.0

The table 8 shows that the majority of respondents 63.3% paid less than BDT 5,000 per month in house rent, indicating that most bachelor tenants lived in low-cost rental accommodations. About 23.3% paid between BDT 5,000 and 10,000, while only 8.3% paid BDT 10,001–15,000. A very small proportion 5.0% paid above BDT 15,000. These findings suggest that most respondents preferred affordable housing, likely due to limited income and financial constraints.

Table 9. Length of Stay in Current Residence of the Respondents

Response category	Frequency (n)	Percentage (%)
Less than 1 year	16	26.7
1–2 years	32	53.3

3–5 years	8	13.3
More than 5 years	4	6.7
Total	N=60	100.0

The table 9 indicates that more than half of the respondents 53.3% had lived in their current residence for 1–2 years, while 26.7% had stayed for less than one year. Only 20.0% had lived in the same residence for three years or more, suggesting that bachelor tenants experience relatively high residential mobility, likely due to rental-related challenges.

Table 10. Number of Times Respondents Changed Residence in the Last 3 Years

Number of Times You Changed Residence in the Last 3 Years	Frequency (n)	Percentage (%)
None	12	20.0
1–2	27	45.0
3–4	15	25.0
More than 4	06	10.0
Total	N=60	100.0

The table 10 shows that nearly half of the respondents 45.0% changed their residence 1–2 times during the last three years, indicating moderate residential mobility among bachelor tenants. A quarter of the respondents 25.0% relocated 3–4 times, while 10.0% changed residence more than four times, suggesting frequent housing instability. In contrast, only 20.0% did not change their residence during this period. Overall, the findings indicate a high level of residential mobility, reflecting the insecure and unstable rental conditions experienced by bachelor tenants in Dhaka City.

Housing Discrimination and Rental Challenges

Table 11. Respondents' Perception that Finding Rental Housing is Difficult for Bachelors

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	15	25.0
Disagree	8	13.3
Neutral	7	11.7

Agree	12	20.0
Strongly Agree	18	30.0
Total	N=60	100.0

The table 11 presents respondents' perceptions regarding the difficulty bachelors face in finding rental housing. The largest proportion of respondents strongly agreed that finding rental accommodation is difficult, while an additional 20.0% (n = 12) agreed with the statement. In contrast, 25.0% strongly disagreed and 13.3% disagreed, whereas 11.7% remained neutral. Overall, 50.0% of respondents agreed or strongly agreed, indicating that rental housing remains a significant challenge for bachelor tenants in Dhaka City, although a considerable minority reported different experiences. This finding suggests that barriers to accessing rental housing are common and warrant greater attention from policymakers and housing providers.

Table 12. Respondents' Perception that Landlords Prefer Renting to Families Rather than Bachelors

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	2	3.3
Disagree	3	5.0
Neutral	6	10.0
Agree	11	18.3
Strongly Agree	38	63.3
Total	N=60	100.0

The Table 12 indicates that the majority of respondents perceived that landlords prefer renting to families rather than bachelor tenants. Overall, 81.6% of respondents either agreed 18.3% or strongly agreed 63.3% with this statement, while only 8.3% disagreed and 10.0% remained neutral. These findings suggest that family status plays a significant role in landlords' rental decisions, highlighting a widespread perception of housing discrimination against bachelor tenants in Dhaka City.

Table 13. Respondents' Experience of Discrimination While Looking for Rental Housing

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	3	5.0
Disagree	4	6.7
Neutral	8	13.3
Agree	30	50.0
Strongly Agree	15	25.0
Total	N=60	100.0

The table 13 indicates that the majority of respondents experienced discrimination while searching for rental housing. Half of the respondents (50.0% agreed and 25.0% strongly agreed that they had faced discrimination, accounting for a combined 75.0%. In contrast, only 11.7% disagreed or strongly disagreed, while 13.3% remained neutral. These findings suggest that housing discrimination is a widespread challenge among bachelor tenants in Dhaka City, highlighting the need for more equitable rental practices.

Table 14. Respondents' Perception that House Rent for Bachelors is Higher than for Families

Response	Frequency (n)	Percentage (%)
Strongly Disagree	5	8.3
Disagree	4	6.7
Neutral	16	26.7
Agree	18	30.0
Strongly Agree	17	28.3
Total	N=60	100.0

The table 14 shows that a majority of respondents 58.3% agreed or strongly agreed that house rent for bachelors is higher than that for families, while only 15.0% disagreed or strongly disagreed with the statement. Additionally, 26.7% of respondents remained neutral. These findings suggest that bachelor tenants commonly perceive rental pricing as being less favourable than that offered to family tenants, indicating a potential form of economic discrimination in Dhaka City's rental housing market.

Table 15 . Perceptions of Landlords Imposing Unnecessary Rules on Bachelor Tenants

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	2	3.3
Disagree	6	10.0
Neutral	14	23.3
Agree	16	26.7
Strongly Agree	22	36.7
Total	N=60	100.0

The table 15 shows respondents' perceptions regarding whether landlords impose unnecessary rules on bachelor tenants. A majority of respondents (63.4% either agreed or strongly agreed, indicating that restrictive and unnecessary regulations are commonly experienced by bachelor tenants. Meanwhile, 23.3% remained neutral, whereas only 13.3% disagreed or strongly disagreed. These findings suggest that excessive landlord-imposed rules are a significant aspect of the rental experience for bachelor tenants and may contribute to perceived housing discrimination and reduced residential satisfaction.

Table 16 . Perceptions of Higher Security Deposit Requirements for Bachelor Tenants

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	3	5.0
Disagree	7	11.7
Neutral	12	20.0
Agree	13	21.7
Strongly Agree	25	41.6
Total	N=60	100.0

The table 16 shows that 63.3% of the respondents agreed or strongly agreed that they were asked to pay a higher security deposit because they were bachelor tenants, while only 16.7% disagreed or strongly disagreed with this statement. Additionally, 20.0% remained neutral. The findings indicate that demanding higher security deposits is a common form of financial discrimination experienced by bachelor tenants in the rental housing market,

suggesting unequal treatment based on tenants' marital status.

Table 17. Respondents' Perception that Housing Discrimination Causes Mental Stress

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	11	18.3
Disagree	8	13.3
Neutral	18	30.0
Agree	14	23.3
Strongly Agree	9	15.0
Total	N=60	100.0

The table 17 presents respondents' perceptions regarding whether housing discrimination causes mental stress among bachelor tenants. The findings indicate that 38.3% of respondents agreed or strongly agreed that housing discrimination contributes to mental stress, while 31.6% disagreed or strongly disagreed. Additionally, 30.0% remained neutral. These results suggest that although a considerable proportion of respondents perceive housing discrimination as a source of psychological distress, opinions remain mixed. The findings highlight the need for further investigation into the mental health implications of discriminatory housing practices experienced by bachelor tenants in Dhaka City.

Table 18. Perceived Impact of Housing Problems on Work or Academic Performance among Bachelor Tenants

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	4	6.7
Disagree	8	13.3
Neutral	21	35.0
Agree	15	25.0
Strongly Agree	12	20.0
Total	N=60	100.0

The table18 presents respondents' perceptions of whether housing problems affect their work or academic performance. The largest proportion of respondents 35.0% remained neutral. However,

45.0% agreed or strongly agreed that housing-related problems negatively influence their work or academic performance, compared with only 20.0% who disagreed or strongly disagreed. These findings suggest that housing instability and related challenges may adversely affect the productivity and educational outcomes of a substantial proportion of bachelor tenants in Dhaka City.

Table 19. Respondents' Perception of Safety in Their Current Accommodation

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	5	8.3
Disagree	8	13.3
Neutral	25	41.7
Agree	12	20.0
Strongly Agree	10	16.7
Total	N=60	100.0

The table 19 presents respondents' perceptions of safety in their current accommodation. The largest proportion of respondents 41.7% remained neutral regarding their sense of safety. However, 36.7% (20.0% agree and 16.7% strongly agree) reported feeling unsafe in their current accommodation, while 21.6% (13.3% disagree and 8.3% strongly disagree) did not share this concern. These findings suggest that although perceptions of safety are mixed, more than one-third of bachelor tenants experience feelings of insecurity in their living environment, highlighting the need for improved residential safety measures and tenant protection policies .

Table 20. Respondents' Perceptions of the Difficulty of Finding Affordable Housing in Dhaka

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	5	8.3
Disagree	8	13.3
Neutral	20	33.3
Agree	15	25.0
Strongly Agree	12	20.0
Total	N=60	100.0

The table 20 presents respondents' perceptions regarding the availability of affordable housing in Dhaka. One-third of the respondents 33.3 , remained neutral on the issue. However, a combined 45.0% either agreed or strongly agreed that affordable housing is difficult to find, whereas only 21.6% disagreed or strongly disagreed. These findings suggest that many bachelor tenants perceive affordable housing as a significant challenge in Dhaka, reflecting the growing pressure of urban housing costs and limited access to reasonably priced rental accommodation. Such affordability constraints may contribute to housing insecurity and reduced residential stability among bachelor tenants.

Table 21 . Respondents' Perceptions of the Role of Brokers in Increasing Rental Costs

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	8	13.3
Disagree	23	38.3
Neutral	15	25.0
Agree	9	15.0
Strongly Agree	5	8.3
Total	N=60	100.0

The table 21 shows that 51.6% of the respondents disagreed or strongly disagreed that brokers increase the cost of renting, while 23.3% agreed or strongly agreed with the statement. Additionally, 25.0% of respondents remained neutral. These findings suggest that most bachelor tenants do not perceive brokers as the primary factor driving higher rental costs, indicating that other factors—such as landlord practices, housing demand, or market conditions—may have a greater influence on rental prices in Dhaka.

Table 22. Respondents' Perceptions on the Availability of Written Rental Agreements

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	3	5.0
Disagree	8	13.3
Neutral	10	16.7
Agree	22	36.7
Strongly Agree	17	28.3

Agree		
Total	N=60	100.0

The table 22 presents respondents' perceptions regarding the provision of written rental agreements by landlords. A majority of respondents 65.0% agreed or strongly agreed that written rental agreements are rarely provided, suggesting that informal verbal arrangements remain the dominant practice in the rental housing market. Meanwhile, 18.3 % disagreed or strongly disagreed with the statement, and 16.7% remained neutral. These findings indicate a widespread lack of formal tenancy documentation, which may increase tenants' vulnerability to disputes, insecure tenure, and limited legal protection. The results underscore the need for stronger enforcement of formal rental agreements to improve transparency and safeguard tenant rights in Dhaka's rental housing sector.

Table 23. Respondents' Perceptions of the Need for Government Policies to Protect Bachelor Tenants

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	0	0.0
Disagree	44	6.7
Neutral	10	16.7
Agree	11	18.3
Strongly Agree	35	58.3
Total	N=60	100.0

The table 23 shows that a substantial majority of respondents 76.7% either agreed or strongly agreed that government policies should protect bachelor tenants, with 58.3% expressing strong agreement. Only 6.7% disagreed, while no respondents strongly disagreed, and 16.7% remained neutral. These findings indicate a strong consensus that enhanced government intervention and policy reforms are necessary to safeguard bachelor tenants from discrimination and ensure equitable access to rental housing in Dhaka.

Table 24. Respondents' Perceptions that Housing Discrimination Violates Tenants' Rights

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	5	8.3
Disagree	4	6.7
Neutral	15	25.0
Agree	19	31.7
Strongly Agree	17	28.3
Total	N=60	100.0

The table 24 indicates that a majority of respondents 60.0% agreed or strongly agreed that housing discrimination violates tenants' rights, reflecting a widespread perception that discriminatory rental practices constitute a violation of fundamental housing rights. In contrast, only 15.0% disagreed or strongly disagreed with this statement, while 25.0% remained neutral. These findings suggest that most bachelor tenants recognise housing discrimination as a rights-based issue rather than merely a social inconvenience, highlighting the need for stronger legal protection, enforcement of anti-discrimination policies, and greater awareness of tenants' rights in Bangladesh.

Table 25. Respondents' Satisfaction with Their Current Housing Condition

Response Category	Frequency (n)	Percentage (%)
Strongly Disagree	15	25.0
Disagree	14	23.3
Neutral	18	30.0
Agree	8	13.3
Strongly Agree	5	8.3
Total	N=60	100.0

The table 25 presents respondents' satisfaction with their current housing conditions. The findings indicate that 48.3% of respondents expressed dissatisfaction 23.3% disagree and 25.0% strongly disagree, while only 21.6% reported satisfaction (13.3% agree and 8.3% strongly agree. Additionally, 30.0% remained neutral. These results suggest that a substantial proportion of bachelor tenants are

dissatisfied with their current housing conditions, reflecting persistent challenges related to housing quality, affordability, security, and overall living environments. The findings underscore the need for improved housing policies and tenant-friendly rental practices to enhance residential satisfaction among bachelor tenants in Dhaka.

Rental Experience

Table 26. Experience of House Refusal Due to Bachelor Status Among Respondents

Response	Frequency (n)	Percentage (%)
Yes	42	70.0
No	18	30.0
Total	N=60	100.0

The findings of the table 26 indicate that 70.0% of respondents reported being refused a house because they were bachelors, while only 30.0% had not experienced such refusal. This suggests that housing denial based on bachelor status is a widespread issue in the study area. The high prevalence of refusal reflects discriminatory rental practices, where landlords may perceive bachelor tenants as less desirable than families. These results highlight the need for stronger housing policies and awareness initiatives to promote equal access to rental accommodation and reduce discrimination against bachelor tenants in Dhaka City.

Table 27. Experience of Paying Extra Advance or Security Money Among Bachelor Tenants

Response	Frequency (n)	Percentage (%)
Yes	40	66.7%
No	20	33.3%
Total	N=60	100.0

The findings of table 27 indicate that 66.7% of respondents had paid extra advance or security money, while 33.3% had not. This suggests that additional upfront financial requirements are common among bachelor tenants, highlighting a potential barrier to accessing rental housing and possible discriminatory rental practices.

Table 28. Landlord-Imposed Restrictions Experienced by Bachelor Tenants

Response	Frequency (n)	Percentage (%)
Frequently	15	25.0
Sometimes	26	43.3
Rarely	17	28.3
Never	2	3.3
Total	N=60	100.0

The table 28 presents the frequency of landlord-imposed restrictions experienced by bachelor tenants. The largest proportion of respondents (43.3%) reported sometimes facing restrictions from landlords, while 25.0% indicated that such restrictions occurred frequently. Additionally, 28.3% experienced restrictions rarely, and only 3.3% reported never encountering any restrictions. Overall, 68.3% of respondents experienced landlord restrictions either frequently or sometimes, suggesting that restrictive landlord practices are common among bachelor tenants. These findings indicate that bachelors often face limitations in their rental arrangements, reflecting unequal treatment and reduced housing autonomy in the rental market.

Table 29. Sources Used by Respondents to Find Their Current Accommodation

Response	Frequency (n)	Percentage (%)
Friends	24	40.0
Broker	5	8.3
Facebook	10	16.7
Online Advertisement	10	16.7
Relatives	11	18.3
Total	N=60	100.0

The table 29 shows that friends were the primary source for finding accommodation, reported by 40.0% of respondents. This was followed by relatives 18.3% while Facebook and online advertisements each accounted for 16.7% . Only 8.3% found accommodation through brokers. These findings indicate that bachelor tenants rely predominantly on personal social networks rather than formal housing channels, suggesting limited access to reliable and inclusive rental information in the housing market.

Table 30. Satisfaction with Current Accommodation among Bachelor Tenants in Dhaka City

Response	Frequency (n)	Percentage (%)
Very Dissatisfied	10	16.7
Dissatisfied	17	28.3
Neutral	13	21.7
Satisfied	12	20.0
Very Satisfied	8	13.3
Total	N=60	100.0

The table 30 shows that 45.0% of respondents were dissatisfied with their current accommodation, while 33.3% were satisfied and 21.7% were neutral. The findings indicate that overall satisfaction is relatively low, suggesting that many bachelor tenants continue to face housing-related challenges that negatively affect their living experience.

V. DISCUSSION

The present study examined housing discrimination and rental challenges among bachelor tenants in Dhaka City and provides empirical evidence that discrimination remains a significant barrier to accessing fair and secure rental housing. The findings demonstrate that bachelor tenants frequently experience unequal treatment through rental refusals, higher security deposits, restrictive landlord regulations, inadequate legal protection, and dissatisfaction with their housing conditions. These findings are largely consistent with previous national and international studies while also contributing new evidence specific to bachelor tenants in Bangladesh. One of the most important findings is that 75.0% of respondents reported experiencing discrimination while searching for rental housing, and 70.0% had been refused accommodation because they were bachelors. Furthermore, 81.6% believed that landlords prefer renting to families rather than bachelors, indicating that marital status strongly influences landlords' rental decisions. These findings support the study of Siddika (2019), who reported that single young adults are frequently viewed negatively by landlords because of stereotypes regarding lifestyle and behaviour. Similarly, Lata (2020) argued that unequal access to housing represents an important dimension of urban

inequality and social exclusion in Dhaka. The present study extends these earlier findings by providing direct quantitative evidence that bachelor status itself functions as a basis for discrimination in the rental housing market.

The study further revealed that 63.3% of respondents were required to pay higher security deposits, while 58.3% believed bachelors pay higher rents than families. Moreover, 66.7% had actually paid additional advance or security money before renting accommodation. These findings indicate that bachelor tenants face not only social discrimination but also financial discrimination. Similar observations were reported by Niloy (2025), who found that excessive advance payments and weak implementation of rental regulations substantially increase the financial burden on tenants. Likewise, Siddique and Al Amin (2023) concluded that inadequate enforcement of the Premises Rent Control Act enables landlords to impose unfair financial conditions on tenants. The current findings suggest that bachelor tenants are particularly vulnerable to such exploitative practices.

Another notable finding is that 63.4% of respondents reported unnecessary landlord-imposed rules, while 68.3% experienced landlord restrictions either frequently or sometimes. These restrictions reduce tenants' autonomy and reinforce unequal power relationships between landlords and bachelor tenants. Similar patterns were identified by Siddika (2019), who observed that landlords often impose behavioural restrictions on single tenants because of social stigma and cultural expectations. The present study therefore confirms that discrimination extends beyond financial issues and also affects tenants' everyday living experiences.

Housing instability also emerged as an important concern. Nearly half of the respondents had changed their residence at least once or twice during the previous three years, while others had moved even more frequently. Such residential mobility reflects insecure housing conditions resulting from discrimination, financial pressures, and restrictive tenancy arrangements. These findings are consistent with Arefin et al. (2025), who reported that housing affordability, security, and rental conditions strongly influence tenants' decisions to relocate. Frequent movement may negatively affect social stability,

employment continuity, and educational performance among bachelor tenants.

The study also found that housing discrimination has broader social and psychological consequences. Although respondents expressed mixed opinions regarding mental stress, 38.3% agreed that housing discrimination contributes to psychological stress, while 45.0% believed housing problems negatively affect their work or academic performance. These findings support the international evidence of Boli et al. (2023), who demonstrated that perceived discrimination and poor residential environments reduce residential satisfaction and overall life satisfaction among private renters. The present findings therefore suggest that discriminatory housing practices affect not only access to accommodation but also the overall well-being and productivity of bachelor tenants.

Housing satisfaction was generally low among respondents. Nearly half (48.3%) expressed dissatisfaction with their current housing conditions, and 45.0% were dissatisfied with their current accommodation overall. These findings are consistent with Sakib et al. (2025), who found that university students in Dhaka experience considerable dissatisfaction because of high rental costs, limited housing availability, and inadequate housing information. Likewise, Arefin et al. (2025) emphasised that affordability, safety, and housing quality are major determinants of residential satisfaction. The present study extends this literature by demonstrating that discrimination itself is an important determinant of housing dissatisfaction among bachelor tenants.

An important contribution of this study concerns tenancy rights and public policy. Approximately 65.0% of respondents indicated that written rental agreements are rarely provided, increasing legal insecurity. Furthermore, 76.7% strongly supported government intervention to protect bachelor tenants, while 60.0% regarded housing discrimination as a violation of tenants' rights. These findings strongly support Siddique and Al Amin (2023), who argued that weak implementation of tenancy legislation undermines tenant protection in Bangladesh. The results therefore indicate an urgent need for stronger enforcement of rental regulations, mandatory written tenancy agreements, and anti-discrimination measures within the private rental sector.

Overall, the findings demonstrate that housing discrimination against bachelor tenants in Dhaka is multidimensional, involving rental refusal, financial exploitation, restrictive tenancy conditions, insecure housing, and reduced residential satisfaction. Unlike previous studies that primarily examined housing affordability or general tenant experiences, the present research specifically focuses on bachelor tenants and provides empirical evidence regarding the prevalence and consequences of discrimination in the urban rental market. Consequently, this study fills an important research gap in the Bangladeshi housing literature and contributes valuable evidence for developing inclusive housing policies, strengthening tenant protection mechanisms, and promoting equitable access to rental housing in rapidly urbanising cities.

VI. CONCLUSION

This study examined housing discrimination and rental challenges among bachelor tenants in Dhaka City, Bangladesh, using data collected from 60 respondents. The findings reveal that bachelor tenants experience widespread discrimination in the private rental housing market. Most respondents reported difficulties in securing rental accommodation due to their bachelor status, with many facing outright refusal from landlords, higher security deposits, restrictive tenancy conditions, and a preference for renting to families rather than unmarried tenants. These discriminatory practices contribute to housing insecurity, financial burdens, and reduced residential satisfaction.

The study further demonstrates that affordable and secure housing remains a major challenge for bachelor tenants. Most respondents relied on low-cost shared accommodation, such as messes and hostels, while many reported frequent residential mobility and dissatisfaction with their current living conditions. The limited use of written rental agreements and the prevalence of informal rental arrangements increase tenants' vulnerability to exploitation and weaken their legal protection. Furthermore, housing-related difficulties were perceived to negatively influence respondents' work or academic performance and, for many, contributed to psychological stress.

Overall, the findings indicate that housing discrimination against bachelor tenants is not merely an individual problem but a broader issue of urban inequality and social exclusion. The study highlights the need for stronger legal safeguards, improved enforcement of tenant protection policies, greater transparency in the rental market, and increased public awareness to ensure equitable access to housing. By providing empirical evidence on the experiences of bachelor tenants, this study contributes to the limited literature on rental housing discrimination in Bangladesh and offers valuable insights for policymakers, urban planners, and housing stakeholders seeking to promote a more inclusive and equitable urban housing system.

VII. POLICY RECOMMENDATIONS

- Strengthen anti-discrimination housing policies by introducing legal provisions that prohibit discrimination based on marital status in the rental housing market.
- Ensure mandatory written rental agreements for all rental arrangements to improve transparency, protect tenant rights, and reduce disputes between landlords and tenants.
- Regulate security deposits and advance payments by establishing clear government guidelines to prevent excessive financial demands on bachelor tenants.
- Strengthen enforcement of the Premises Rent Control Act, 1991 through regular monitoring, accessible complaint mechanisms, and effective penalties for discriminatory practices.
- Develop affordable bachelor-friendly housing through public and private sector partnerships, including hostels and rental apartments for students and young professionals.
- Conduct public awareness campaigns to reduce negative stereotypes about bachelor tenants and encourage fair and inclusive rental practices among landlords.
- Establish tenant support and legal aid services to provide information, mediation, and legal assistance for tenants experiencing housing discrimination.
- Promote transparent digital rental platforms that provide verified housing information, standard

rental conditions, and equal access to available accommodation.

- Improve residential safety and living standards by strengthening housing quality inspections and ensuring compliance with minimum safety standards in rental properties.
- Support further research and continuous monitoring on housing discrimination and rental markets to generate evidence for policy development and evaluate the effectiveness of housing reforms.

VIII. LIMITATIONS AND FUTURE RESEARCH GUIDELINES

This study has several limitations that should be considered when interpreting the findings. First, the study was conducted with a relatively small sample of 60 bachelor tenants, which may limit the generalisability of the findings to all bachelor tenants in Dhaka City or other urban areas of Bangladesh. Second, a purposive sampling technique was employed, which may have introduced selection bias and reduced the representativeness of the sample. Third, the study adopted a cross-sectional design, capturing respondents' experiences at a single point in time; therefore, it cannot establish causal relationships between housing discrimination and its outcomes. Fourth, the findings relied on self-reported data, which may be influenced by recall bias and social desirability bias. Finally, the study focused exclusively on quantitative data and did not explore the in-depth experiences, perceptions, and coping strategies of bachelor tenants through qualitative methods. Despite these limitations, the study provides valuable preliminary evidence on housing discrimination and rental challenges among bachelor tenants in Dhaka City and offers an important foundation for future research and policy development.

Future studies should employ larger and more representative samples across different cities and regions of Bangladesh to improve the generalisability of findings. Longitudinal research is recommended to examine how housing discrimination changes over time and its long-term effects on tenants' well-being, employment, and educational outcomes. Future researchers should also adopt mixed-methods or qualitative approaches to gain a deeper understanding

of landlords' attitudes, tenants' lived experiences, and the underlying causes of discriminatory rental practices. Comparative studies between bachelor tenants, family tenants, and other vulnerable groups would provide broader insights into inequalities within the rental housing market. Additionally, future research should assess the effectiveness of existing housing laws, including the Premises Rent Control Act, and evaluate policy interventions aimed at reducing discrimination, improving rental governance, and promoting inclusive and affordable housing in Bangladesh.

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