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Sent: Thursday, 12 December 2019 3:22 PM
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Subject: My submission on reasonable property modifications

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My submission:

With 90% of the tenancy agreement favouring the landlord, there should be some things a tenant should be able to do, especially when they are not in a position to purchase their own home for a number of reasons including the crazy house prices. Tenants are paying the landlord's retirement, if a tenant gets rent assistance - the landlord benefits from the government and community paying off their asset; not to mention indemnities in lease agreements so they are not accountable for anything.

So with such benefits why do some basic things need to be consented to prior. Dan Andrews facebook page talks about pets, how great they are, etc. however, many tenants cannot benefit from that, they cannot benefit from solar energy and reduced costs. Many landlords will agree to modifications such as security doors, etc. as long as it is not removed when the tenant leaves, meaning they benefit yet again at the expense of the tenant. And if you are an NDIS participant and home modification is required there is argy bargy with landlord - if the person leaves the NDIS want to recoup their costs and the landlord might say no so the person is up for those expenses.

The other thing to note is most landlords do not meet basic obligations including cleaning gutters, so renters in fear of price hikes will try and do it themselves and could injure themselves in the process. Trees are another issue, the obligation is on the tenant despite the tree being overgrown and not maintained before they entered the property so they will try and climb and cut the branches back, etc.

There is not much fair about renting and if my life circumstances were different and I could have had the opportunity to purchase a house I would but it is not so I am at the mercy of the landlord.

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