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Sent: Thursday, 12 December 2019 3:37 PM
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Subject: My submission on unfair lease conditions

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Blanket terms levying extra fees for lease breaking and other things Providing renter details to third parties without consent Other terms that unfairly diminish or alter a renter's rights or liabilities during a lease

The privacy act is very clear and after what happened with facebook, renters should be given the same rights as everyone else when it comes to privacy - what if the renter has been stalked and hounded by 3rd parties and the government allow it to happen - they would be responsible for that's person's mental health. It has happened - they don't know the 3rd party and many are selling details to 3rd parties - privacy is a must and should be maintained - federal rules should still override state law if state allows privacy to be breached.

There should be no levy for breaking leases, most of the time people break leases because they find a house move in and then find out something and then try to move out because it is a health issue. For example, the dishwasher whilst installed the plumbing is not hooked up and the water is wrecking the foundations of the house.

Indemnifying the landlord against everything when they benefit from everyone is ridiculous - they benefit from government rent or if a tenant receives rent assistance, the government is paying off their asset but a homeowner cannot have this luxury, they benefit from the fear of tenants not asking for things to be repaired and do it themselves because the rent will go up if the tenant asks the landlord. Landlords bump up the rent all the time despite interest rates dropping or remaining the same and they know that if the person cant afford it they will go and another will simply take their place.

Quiet enjoyment is written into every lease agreement and the onus is on the landlord to ensure the tenant receives it. I have rented my whole life and every time I point this out the agent or landlord have no idea what it means and when I point it out, they laugh or scoff or say its unattainable it should be taken seriously and is pretty much the only thing the landlord is responsible for - more needs to be done to educate landlords and should be written into agreements too. The government should implement measures for landlords.

A person (single female) once put up a chain on the door because the previous tenant (single female) advised that the owner would get drunk and tried to get into the house and do god knows what. The landlord couldn't get in and the realtor blacklisted the person because the landlord complained - the person was not going to let this man into the house and do god knows what. He was a predator yet the victim was punished for merely putting a chain up. These are the things that need to change in addition to the positive things that tenants vic support

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