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**Sent:** Thursday, 12 December 2019 12:46 PM  
**To:** DJCS-CAV-rentalreforms (DJCS)  
**Cc:** act@tenantsvic.org.au  
**Subject:** My submission on unfair lease conditions

From: Samreen Saba [REDACTED]  
Subject: My submission on unfair lease conditions My postcode: [REDACTED]

My submission:

Advertising Weekly rent should be banned rather clearly monthly rent should be advertised. It rips off people as not everyone is capable to calculate monthly rents by himself.

Charging rent prior to exact due date should be banned. My rent is due on 14th every month but my agency charge it on 11th every month.

Only 2 weeks bond should be kept rather 1 month.

There should be Heavy financial penalties for providing misleading information or hiding information about the property or breaching lease arrangements The licence of property managers should be cancelled if they are found of misconduct or negligence.

VCAT fee should be paid by owners not the renters.

No lease breaking fee will be charged from renter rather every 3 months or 6 months the renter should given opportunity to decide weather he wants to continue the lease or not Owners and agents should be liable for their actions and the property should be banned to put on advertisement if the owner is found breaching his duty.

Manager license should be cancelled if found negligent or advising renter In a way that put too much control over them There should be compulsory feed back from previous renters about the owner and property manager that should be provided to new renters before lease There should be audit of every agency to find misconduct

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