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Sent: Saturday, 7 December 2019 1:32 PM
To: DJCS-CAV-rentalreforms (DJCS)
Cc: act@tenantsvic.org.au
Subject: My submission on sales inspections

From: Janine Fing [REDACTED]
Subject: My submission on sales inspections / open-for-inspections:
My postcode: [REDACTED]

My submission:

As a long term tenant, I have gone through sales inspections and the disruption they cause is unbearable, Living alone and having 2 pets, one an inside only cat (both pets are included in my lease agreement and I paid an extra bond amount) means I have to be present for inspections to secure my cat. I was even asked at one stage to remove my outside dog for inspections.

Given I work full time to pay the rent, I can't afford to take time off to be home for inspections, yet that's what I had to do to keep my cat and dog and my belongings safe. Open for inspections mean a number of people can be in your house at one time and a real estate agent cannot possibly properly supervise. It is also well known that criminals case houses using this method, which as someone living on their own makes me feel unsafe.

Personally I don't want monetary compensation, I just want flexibility to negotiate the number of inspections and when they occur so I can arrange to be there without jeopardising my employment and for them to be by appointment only.

My animals are both rescues and large numbers of strangers stress them out, as I have been upfront about this when signing a lease and also paid extra money in the form of a pet bond (not lodged formally with the standard bond amount I might add) I believe there should be an area of negotiation and reasonableness between tenant and landlord.

The changes you are proposing give landlords all of the rights, I don't want compensation money, I want safety, security and fairness. Quite frankly these proposed changes alarm me. Let's face it real estate agents have the same reputation as used car salesmen, please put yourself in a tenants shoes and imagine how this would feel for you.

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This submission to the Victorian Government consultation on the RTA Regulatory Impact Statement was sent via Tenants Victoria's website. It represents the views of the author only and does not represent the views of Tenants Victoria.