

Whilst it remains of the utmost importance to have fairness with equal rights between manager/landlord and tenant, there is a multitude of inequality and burden placed on the manager/landlord that in fact affects society as a whole.

To start with, too many managers/landlords have been exposed to horrendous costs for damages caused by tenants and abandonment of property by tenants.

Regardless of VCAT ruling in favour of the landlord, when tenants abandon and leave a trail of destruction and unpaid rent there is virtually nothing anyone can do unless one is prepared to pay for a private investigator. Even then there is not much you can do.

Both these situations cause extreme frustration and if you don't have the appropriate insurance cover it is the landlord that pays for it in whole. If you do have the appropriate insurance cover, the insurer often chooses not to chase the defaulting or destructive tenant and will part pay for the repairs. This in turn reflects on insurance cover costs which increases for everyone.

Surely, these issues could be curbed with enforcement of specific law for these offences.

Also, some tenants believe that they have the privilege to make rental payment whenever they want and not communicate reason for delay. Of course, this is something that needs to be managed by it causes frustration and requires continued threats of eviction which are taken for granted.

Tenants often know how protected they are an abuse the system. Any other institution or tax department imposes penalty and this should also be relevant to rental properties.

Also, with smoke alarm systems, unless a tenant is incapacitated or unable to replace battery and conduct a simple smoke alarm test, a tenant should be able to attend to this based on twice yearly reminders and as with any household, should not require the cost of a professional to this simple task. As with any household in Australia, these simple tasks and responsibilities should be for the household to conduct when convenient for them and the responsibility should not be put onto the landlord.