

From: Tim Rose [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 11:51 AM

Subject: My submission on mould and damp issues

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From: Tim Rose [REDACTED]

Subject: My submission on mould and damp issues

My postcode: [REDACTED]

My submission:

Inadequate heating in winter months causes condensation on windows which can then create the situation where mould can grow on curtains. Rubber-backed or 'block-out' curtains cannot be cleaned once mould has taken hold and require replacement. A new tenant cannot be expected to take responsibility for any prior damage or harm caused by mould or resulting from previous tenants.

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.

From: Tim Rose [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 11:47 AM

Subject: My submission on unfair rental application questions

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From: Tim Rose [REDACTED]

Subject: My submission on unfair rental application questions

My postcode: [REDACTED]

My submission:

Some online application systems have default settings that require a 'positive' response to a question, e.g.: 'Do you own a lawnmower?' which prevents the completion of application. Such a question is helpful perhaps, however a default which prevents completion fails to recognise current circumstances such as lack of storage space, not having a yard the requires mowing, etc.

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From: Tim Rose [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 11:56 AM

Subject: My submission on mandatory disclosure issues

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From: Tim Rose [REDACTED]

Subject: My submission on mandatory disclosure issues

My postcode: [REDACTED]

My submission:

Plans for property development or demolition by owners must be disclosed to potential tenants along with some indication of what significant problems will be fixed. E.g. a property owner may prefer not to outlay costs to repair and/or replace damaged or failing structural issues should they have plans to demolish the residence in two years. This impacts the tenants ability to truly live and build a life in/at the rental property.

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From: Tim Rose [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 11:59 AM

Subject: My submission on energy efficiency issues for renters

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From: Tim Rose [REDACTED]

Subject: My submission on energy efficiency issues for renters

My postcode: [REDACTED]

My submission:

Suitable window coverings that work to prevent heat in summer months and retain heat in winter months

Higher standards of insulation in both walls and ceilings.

Screens to all windows and external doors in order to allow adequate air flow whilst avoiding bug and insect entry.

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