

[REDACTED]

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**From:** christy [REDACTED]  
**Sent:** Sunday, 15 December 2019 11:12 PM  
**To:** DJCS-CAV-rentalreforms (DJCS)  
**Cc:** act@tenantsvic.org.au  
**Subject:** My submission on unfair lease conditions

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

My submission:

I WOULD LIKE TO SEE A CAP ON ADVERTISING FEES AND A TIME LIMIT IMPOSED ON AGENTS/LANDLORDS DURING THE PERIOD THAT A LEASE IS BROKEN TO WHEN THE RENTAL PROPERTY IS LEASED AGAIN.  
IE: STOP AGENTS FROM STRETCHING OUT THE ADVERTISING PERIOD AND NOT BEING EXPEDIENT IN ACCEPTING A NEW TENANT/APPLICANT TO THE FINANCIAL DETRIMENT OF CURRENT TENANT.  
A PENALTY MUST BE IMPOSED ON AGENTS/LANDLORDS THAT DO NOT HAND OVER A CONDITION REPORT AT TIME OF SIGNING LEASE TO NEW TENANT.  
A BOND SHOULD NOT BE FULLY PROCESSED WITHOUT A CONDITION REPORT OR IF CONDITION REPORT IS NOT GIVEN TO NEW TENANT WITHIN 4 BUSINESS DAYS OF HANDING THEM THE KEY TO PROPERTY, THEN BOND SHOULD BE RETURNED AND CONDITION REPORT BE NULL & VOID.  
ALL THINGS THAT ARE ADVERTISED ON LEASE/ ADVERTISEMENT OF PROPERTY SHOULD BE FUNCTIONING AT BEGINNING OF LEASE OR REPAIRED WITHIN 4 BUSINESS DAYS OF TENANT MOVING INTO PROPERTY BEFORE CONDITION REPORT IS HANDED BACK TO AGENT/LANDLORD.  
TENANT HAS OPTION TO NOT HAVE OUTSIDE ADVERTISING ON PROPERTY AFTER GIVING NOTICE

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