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**From:** Bronte [REDACTED]  
**Sent:** Monday, 16 December 2019 10:38 AM  
**To:** DJCS-CAV-rentalreforms (DJCS)  
**Cc:** act@tenantsvic.org.au  
**Subject:** My submission on Victoria's draft rental regulations

From: Bronte [REDACTED]  
Subject: My submission on Victoria's draft rental regulations My postcode: [REDACTED]

My submission:

I think there should be more power for renters to report and request action for safety hazards in the rental laws.

In my previous rental I complained about a dodgy power point (the only one in one of the rooms), a broken outlet for television reception, ceiling lights with water entering and short circuiting the power and a spurting pipe which all went ignored. I also had reported a dripping roof which they sent a 'plumber to look at' which never actually got repaired. They often cover up the issue without fixing it. I've also had real estates ignore complaints like the smell of gas which ended up being very serious. And on another instance a window where the glass was about to fall out and it was of a high danger to guests and tenants in the apartments below the window. The real estate only taped it up and didn't fix.

I think there should be a law that if owners want to rent out their houses or apartments they must set aside a standard amount of money a year for repairs. Real estates should be given more authorisation to quickly push through repairs that are dangerous and be required to fix the problem to a building inspector standard not a botched quick job.

Thanks

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