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**Sent:** Wednesday, 18 December 2019 10:25 AM  
**To:** DJCS-CAV-rentalreforms (DJCS)  
**Cc:** act@tenantsvic.org.au  
**Subject:** My submission on unfair rental application questions

From: Daniel Scoullar [REDACTED]  
Subject: My submission on unfair rental application questions My postcode: [REDACTED]

My submission:

I support the banning of the following kinds of questions on application forms:

Asking about an applicant's previous legal disputes or actions with a rental provider  
Asking about an applicant's bond history or whether there has ever been a claim on their bond  
Asking for an applicant's passport if there are other forms of ID  
Asking for bank statements that show sensitive information  
Asking for nationality or residency status (unless its required for community or public housing)  
In relation to rooming houses, we support a prohibition on asking about an applicant's income before informing them how much rent is payable.

Questions about personal characteristics, history and that seek consent for actions that go beyond the rental application process should be banned. This includes:

Asking if an applicant is using a bond loan?

Asking an applicant why they left their last property  
Asking about any information that could be used to discriminate against an applicant (these are listed in the Statement on Discrimination – see Regulations 14, 40, 55, 75.)  
Asking an applicant to pay rent or bond before getting a residency/tenancy agreement.

Asking questions that would allow personal information to be given to third parties  
Asking questions that could affect an applicant's legal rights (such as agreeing to be listed on a tenancy database)  
Asking if an applicant smokes  
Asking intrusive financial questions over and above what is needed to assess if you an applicant can pay the rent

Digital applications that demand irrelevant information and prevent submission of application without these fields being filled out should also be banned. Victoria needs a single standard print and electronic rental application form that is used by all real estate agents and private landlords. This is the only way to minimise discrimination in this process.

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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.