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**Sent:** Saturday, 7 December 2019 10:32 PM  
**To:** DJCS-CAV-rentalreforms (DJCS)  
**Cc:** act@tenantsvic.org.au  
**Subject:** My submission on unfair lease conditions

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

My submission:  
I support banning the following lease conditions:

Requirement for renters to take out insurance Exempting landlords and agents from liability for their own actions  
Financial penalties for breaching lease agreements Limiting the fair use of a property by renters

One free method to be provided for rental payments (excluding Direct Debit)

VCAT Fees should be the responsibility of the parties that are found to be at fault

The following unfair lease terms should also be banned:

Blanket terms levying extra fees for lease breaking and other things - should be laid out clearly or could be considered as a blank cheque

Providing renter details to third parties without consent except where the tenant has been grossly negligent regarding the property condition and / or payment of rent

Other terms that unfairly diminish or alter a renter's rights or liabilities during a lease - should be covered in legislative powers or the government has fail the oath to service and protect

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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.