

Dear Sir/Masam,

As an individual landlord, I totally support the reform for renting regulations. This new law will increase protections for renters, also ensure landlord can still effectively manage their property.

My concern is the new law could really ensure individual landlord rights to manage their properties from a few renters who entirely ignore tenancy agreement?

Firstly, by my personal and some other landlord experiences, the tenancy agreement in some degree equates to nothing in legal terms. For example, it could require renters to pay rent in advance each month and signed by both sides. But then, authority of VCAT's pre-condition for hearing is landlords no right to issue notice of vacate to tenants unless the rent they owe is over 14 days. This makes some tenants after moved in then intentionally continues to pay nothing for about 6 weeks.

Secondly, as the VCAT hearing another pre-condition for give tenants relevant notice or copy of documents, a few tenants intentionally refuse to use electronic service, also refuse to responding to postman for taking registered mail, even refuse to answer landlord's phone call and refuse to face landlord receiving any documents.

While most tenants are responsible, respectable, understandable and nice people, a few do exist who ignore all their legal duties and deliberately try to stay in a rental property without any payment as long as possible. For those few renters, some regulations not even restrict their behaviour but in some degree encouraged them.

As landlord, we are trying to do our best to offer tenants a comfortable and pleasant living place, but while facing these few intentional renter we feel so helpless with VCAT.

I wonder, in new regulations while increasing tenants protection, is it possible to provide some practical help for weak individual landlords.

Regards,

Henry