

[REDACTED]

From: Samreen Saba [REDACTED]
Sent: Thursday, 12 December 2019 11:44 AM
To: DJCS-CAV-rentalreforms (DJCS)
Cc: act@tenantsvic.org.au
Subject: My submission on unfair rental application questions

From: Samreen Saba [REDACTED]
Subject: My submission on unfair rental application questions My postcode: [REDACTED]

My submission:

I support the banning of followings;

- 1-asking how much the renters earn should be banned? It is a discrimination because the applicant with higher pay is preferred. There should be a clearance certificate provided to every renter at the end of lease that shows the rents were all paid or not . This can be used for future lease.
- 2- Asking about kids. Owners don't want to lease to anyone with kids specially the apartments. Until now I am lucky to get every rental application accepted because I didn't have kids. Now that We are expecting a baby, We are worried about lease not to be continued after the term ends as our owners don't want any kids in property.
- 3- Asking if any pet will live in property should be banned
- 4- Asking If your bond was refunded or ever deducted should be banned 5-Big No to passport details
- 6- No bank statement should be asked for rather a clearance certificate showing previous rents were paid or not.
- 7- No employment history or work referrals should be required
- 8- no reference from previous agency should be asked for. Majority of renters don't use their rights just because of the fear of getting bad reference in future.
- 9- There should be 6 months termination opportunity provided to renter if he is not happy with the renter property.
- 10- subletting should be banned and the lease should compulsory to terminate if sublet is reported by anyone. Most of genuine renters are not able to rent houses and property managers are allowing property to group of people who can pay more and more rent. Property managers are aware of subletting and the lease is on 2 people's name while group of people live there 11-Asking if the renter has ever terminated lease or the reason why he left the previous property should be banned.
- 12- Asking about nationality should be banned
- 13- Offering more rents than originally rent demanded by owners should be banned. I have found that if you offer more rent that what is originally advertised, you will get the property without any ifs and buts
- 14- Asking if you have visited the property should be banned.

However, I support compulsory police clearance of renters.

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