

From: jude [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 06/12/2019 01:11 PM

Subject: My submission on family violence protections for renters

From: jude [REDACTED]

Subject: My submission on family violence protections for renters

My postcode: [REDACTED]

My submission:

We need to protect women & children in renting who experience violence....it's not "family violence" it's violence full stop...

Stop allowing Real Estate agencies using Apps to organise their maintenance requests, where tradesmen can bid for the job and see all the data before even getting the job, why aren't the tenants details private anymore.

Stop enforcing female business owners to register their details in online databases. They will not register and therefore can't run their own businesses.

Simplified process for terminating an agreement and creating new agreements

Challenging certain notices to vacate

Challenging inclusion in tenancy databases

Expanding VCAT's ability to consider family violence in considerations

Supporting family violence victims to have comfortable and secure homes

Provisions that will help family violence victims maintain continuity of residence in rental properties

Educate property managers so they aren't so dim witted.

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.

From: jude [REDACTED]
To: rentalreforms@justice.vic.gov.au
Cc: act@tenantsvic.org.au
Date: 06/12/2019 01:19 PM
Subject: My submission on minimum standards

From: jude [REDACTED]
Subject: My submission on minimum standards

My submission:

Deadlocks on external doors

Security doors, steel.

Healthy spaces

Clean

Organic and chemical free, low emission materials.

Solar Panels

Toxic free living

Vermin-proof rubbish and recycling bins

Working toilets

Bathrooms with hot and cold water

Kitchens with working appliances and hot and cold water

Basic structural soundness of properties

Access to light in interior rooms

Weatherproof properties

Mould-free properties

Renters can terminate a lease prior to moving in if a property does not meet the minimum standards

Things we dislike:

The following need to be included in the minimum standards:

Electrical safety (currently delayed until 2022)

Window coverings (currently delayed until 2021)

Bathroom and toilet window coverings

Basic cooling/air-conditioning

Energy efficiency inc. adequate insulation

Ventilation and insulation

The following are also negatives:

There is no requirement for owners to tell prospective renters that a property does not meet the minimum standards

Minimum standards do not apply to tenancies commenced prior to 1 July 2020

The phase out of LPG heaters could adversely impact regional renters

Owners should have a minimum amount of homes they can own when they are for profit alone, there must be more sharing. So few, own so many and don't care.

Courses in empathy for property managers & owners.

Property Managers who have high EQ and IQ and over 25 with life experience.

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From: jude [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 06/12/2019 01:26 PM

Subject: My submission on unfair rental application questions

From: jude [REDACTED]

Subject: My submission on unfair rental application questions

My postcode: [REDACTED]

My submission:

We 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.

Things we dislike:

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.

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From: jude [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 06/12/2019 01:11 PM

Subject: My submission on mould and damp issues

From: jude [REDACTED]

Subject: My submission on mould and damp issues

My postcode: [REDACTED]

My submission:

If there are health and safety hygiene laws to protect the hospitality industry, why aren't there laws to protect residential hospitality, eg: renting.

Mould, damp and flooding are a health hazard, causing severe health concerns for many.

Rental properties must be free of mould and damp before being registered as a healthy safe place to live, it's common sense.

If someone wants to make a profit from owning more than their fare share of property, the least they can do is maintain it.

While we're at it, lets follow the lead of Berlin and NY and ban AirBnB, it's a barbaric use of all the residential homes in our country, while so many go without homes.

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From: jude [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 06/12/2019 01:23 PM

Subject: My submission on energy efficiency issues for renters

From: jude [REDACTED]

Subject: My submission on energy efficiency issues for renters

My postcode: [REDACTED]

My submission:

If you own a property and want a profit, then look after it, don't own more than your fair share of properties and keep the homes sustainable, chemical free, toxic free, mould free and happy, healthy living spaces.

Ban AirBnB nationwide.

Solar panels and air conditioning are essential

Insulation is essential, why do renters pay so much more to heat and if lucky cool their homes without any regard for the fact that most of the heat or cooling goes straight out the floor, roof and window cracks when those who own have insulation.

Do not rent a home, if it's not insulated, it's barbaric.

The lack of minimum standards that include health and affordability relating to energy efficiency of properties

There has been a lack of consideration for renters who need cooling during hot weather

The inclusion of window coverings in the minimum standards is delayed until 2021

Modifications to install draught-proofing, put in heavy curtains or improve thermal comfort are at cost of renters

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From: jude [REDACTED]
To: rentalreforms@justice.vic.gov.au
Cc: act@tenantsvic.org.au
Date: 06/12/2019 01:25 PM
Subject: My submission on unfair lease conditions

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

My submission:

We 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
- Requiring rent to be paid via methods that incur fees
- Implying renters are liable for rental provider's VCAT fees

Things we dislike:

The following unfair lease terms should also be banned:

- Blanket terms levying extra fees for lease breaking and other things
- Providing renter details to third parties without consent
- Other terms that unfairly diminish or alter a renter's rights or liabilities during a lease

Why should renters details be given out via an App to tradesmen, whom they have no choice over, no say over and if they don't comply the tradesmen get given a key to enter and we have no rights to say no. Why on earth are renters not able to choose the trades people entering their homes, it's a safety issue and a privacy issue.

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