

From: [REDACTED]

Sent: Thursday, 19 December 2019 5:37 AM

To: DJCS-CAV-rentalreforms (DJCS) <rentalreforms@justice.vic.gov.au>

Subject: Feedback on proposed rental laws

Hello

Unfortunately I missed yesterday's deadline for submissions but still wanted to say some things:

1. Requiring written submissions a week before Christmas is unfair for people with limited English and hard for everyone else with all the demands of this time of year. Contrary to the image of the rich landlord living the high life I for one work a busy job, have family responsibilities and juggling Christmas with finances. It would be good to have consultation over the phone or in a quick survey form and with translators too where required to be truly inclusive.
- 2 While some requirements are sensible like providing a working toilet others go too far such as compensation for opens (at the end of the day the landlord should be able to do what is required if they need to sell without being financially punished). I am all for pets but I would like a say in the type if as the landlord I will be expected to pay for the damage of a large dog or the rodent damage if my tenant has chickens.
3. These laws seem to cast tenants as innocent victims and landlords as horrible rich people picking on them. In my experience the reality is that there are some terrible tenants that destroy properties and me and most landlords I know are hard working people who maintain their property but don't need all these extra burdens. I am trying to keep my property as a back up for retirement but it is already a big hassle and with the pendulum swinging further in favour of the tenant I feel like I have no rights and I am considering selling as the trouble is not worth it.

I would be happy to provide more feedback if required.

Kind regards

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