

SO you are interested to my landlords Submission.

1- You cant be kidding another change in favour for the tenants, you don't realise that they "tenants" are living in premises that they cant afford themselves.

2-What is the point of your submission requests, you are already advertising you are! going ahead & changing the tenancy laws, you want more of a landlords submissions in a platter to use their points against landlords preparing for the next level of assaults.

2- In 60is – 70is i use to get tenants [REDACTED] that they took pride where they lived in. Now i am receiving tenants [REDACTED] their broken doors and windows are their heating or a/c utilities. I get asked for gas wall furnesses "whats this in the wall is it a fridge. Where they lived dozens of them in 1 or 2 rooms. I get asked what's this hole in the ground for the ducted heating outlet. One told me they have a new washing mashine that does heating and cooling i asked him does it have a fridge or freezer internally? He steered at me then realised what i meant. [REDACTED]

3- Landlords are the credit cards of the tenants: One asked me he is going overseas for holiday can he pay his rent when he comes back, i replied you have money for overseas holiday but no money to pay the rent? Then i said why don't you ask the airline you pay for your ticket when you come back after steering at me for 5 seconds realised my point.

4- Or even being nastier i could have told him you want to go to holidays funded by the rent money?.

Another told me his mother is sick he has to go to [REDACTED] to look after her and can he pay the rent on his return. I said do i have to be involved with your mother's circumstances now.

Now that you introduced pets into the system some extra issues a landlord has to put up with like pet problems, operations, and vet affairs, or annual fees and whatever comes alone.

4a-Other Common issues: I had to pay my insurance, or car registration can i pay the rent next month.

4b-The next thing is not far away you will introduce bills so the landlords pay tenants grocery bills.

5-This party of yours state and federal you are the taxing party, levy party, anty investments & business party, anty landlords party.

You were meant to govern for all Australians or Victorians and not just for tenants, landlords are the back bone of this countries economy you screw landlords and if one day all of them pull out where you will collect your tax recipes from, some of you will be out of work.

6- Imagine if Julia didn't spent the money she didn't have the economy & this country would be in better shape then it is now.

7- I always comment Communism collapsed in the east resurfaced in the West.

8- In fact from newspapers editorial: Real Estate is the second biggest taxing government revenue in this country after the Tobacco tax.

Taxes State and Federal then Municipalities are the reason house prices to increase and not investors or foreign moneys.

9- Have you ever heard landlords having stresses or nightmares about tenancy issues and the red tape he faces with.

10-When you created the bond authority and the tribunal system cases were meant to be heard within 3-4 weeks maximum now you are cutting referees stretching the queues to save your budget bottom line at costs of our security deposits and we are waiting 5-6 weeks for a case to be heard, at the same time the premises stays vacant this is what your Government stands for.

11- When you lost the Northcote by election even the premier commented surprised by the loss commenting "we even changed the tenancy laws". The comments speaks by itself. Self interests for self re-election & not equal governing.

12- Now you even make another level of difficulty for landlords to receive their bond portion agreed by the tenant: I have a current outstanding case where the bond authority requested a form to be signed by a JP for verification of my signature [REDACTED] [REDACTED] with a document ID on the top corner, that was done, bond authority releases the tenants portion but not the landlords "MINE" requesting further evidences & documentations.

**If my signature was invalid why the tenants portion was released then.**

The same property was relet a few weeks later i forward the bond document i did not provide my email address bond authority replied to me by email from **their files** [REDACTED] [REDACTED] acknowledging my email address and as the owner of the property but on the 1<sup>st</sup> issue requesting for further **evidence /identification**. To keep the bond amount as long as possible in your budget accounts.

This is direct red tape forgery and harassment for a lazy \$130.00 by the Bond Authority.

i make \$\$ 10000.s banking transactions never been questioned about my signature.

I can keep on hammering more and more evidences as you like about your tenancy laws, but  
1<sup>ST</sup> I am not as stupid to give you valuable information so you turn around and use that information against landlords like me @ later date.

Cheers

Dikran