

# Submission

Dear Members It frustrates me that so many land lords, such as myself and previously my parents and my late grand parents would approve fixing any and all problems as soon as we were advised, provided new facilities... and raised rents by the CPI and no more and yet we are all tarred by The Greens and their mates. Paternal grand father - allowed a family to rent 2 of his rooms whilst he lived in his Collingwood home.

They defaulted on rent before he died but he did not push them as they claimed that the male was now unemployed. Grand father died and my father continued to allow them to stay a further 3 months without rent forthcoming. Then, when he thought it was enough we visited the house and discovered that they had left 2 days earlier. Left behind a pile of rubbish. But also many bills in different names, accounts for lay by items that they collected but never fully paid for, centrelink letters re in juries... Mum's parents owned a few shops in Oak Park. After several months on non payment of rent and the agent being miserably useless we went to the shop and were told by a neighbour that he had fled with his business tools (being a builder) days before.

Leaving behind a lot of rubbish and evidence, as police were to advise, that he was running a SP bookie thing there as well. But whilst there we looked in the window of the pet shop next door which the grand folks also owned. Sadly we saw dead pets - hence calling police. He had also fled after only a month not paying rent and left many dead pets and a few live ones which we gave away here and there including to the Zoo. We also found considerable damage to walls as he was doing something, we know not, without any approval.

My parents - home we ourselves once lived in. Only one set of tenants ever were clean, neat and tidy. One other lot left oil stains on the carpet when they left as one renter always brought his motor bike in, according to the church priest opposite. Hence a new carpet. Another lot had urinated regularly inside on walls and the carpet so professional carpet cleaning and walls cleaned. Several left heaps of rubbish behind which we had to pay to have removed. When dad sold his late father's home, he bought another in Glenroy to rent. Each lot of tenants left behind a huge mess which had to be removed at expense and considerable damage to curtains, blinds... One - according to the repairer - had used the oven door as a seat so we repaired it without screaming whilst they were still there.

Or TWICE having a plumber attend as they were putting rubbish down the sinks thus blocking the pipes. My case - I happily gave them a new Daicom Air Con when they complained and a new screen door. Rent stayed the same. Sold that house, sadly, JUST before prices took off. Gave each of my children money to help them with mortgages. Now I am a landlord with only one house, my late grand parents' home. But, while I have been told that there were only three tenants, there were four double beds with three lots of different tenants. Real estate agents lie through their back teeth and if landlord insurance agents found out I would have been in trouble. But I did not know.

Antique glass broken in 2 rooms as they played indoor soccer. Two years later still awaiting VCAT so I can claim on their bond. Recent tenant damaged the carpet severely and again awaiting VCAT re bond, so maybe 2025??? In each and every case with every tenant, considerable rubbish left behind demanding that I pay for skips and professional cleaning. Plus hand man repairs. But the biggest joke - the newest tenants who came in just 4 weeks after the others left (and they had me get a handyman to screw a door knob back on) the newbies claimed that 6 lightbulbs were out. Agent called, I said yes.

Cost me just under \$300. I am soooooo impressed. The previous tenants claimed that the oven was not working when the ones before them had NO issue at all BUT I bought and had installed a new one and also had the bloke check out and service the heaters. When neighbours complained about over hanging three, on three occasions I paid for tree cutting men... and again did not charge the tenants at all. I should add that during Covid we had a spell of some 7 months between tenants YET I paid the full blasted land tax. thank you very much. Where are our rights as land lords? Who cares about what tenants do to our properties? Certainly The Greens do not\