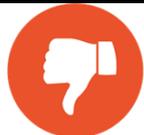


Residential Tenancies Act Review Options Paper Scorecard

Notices to Vacate		<ul style="list-style-type: none"> Less security and certainty for tenants as evictions will be quicker and easier under the proposed options for changes to the breach of duty process and enforcement of lease terms.
Lease Breaking		<ul style="list-style-type: none"> Greater flexibility for tenants who need to leave their tenancy early due to receiving a rent increase or a notice to vacate, or if the landlord has listed the property for sale. Greater protections from lease breaking fees for tenants experiencing severe hardship.
Lease Terms		<ul style="list-style-type: none"> No adequate protection against dodgy and confusing lease terms. An option to make additional lease terms enforceable would greatly reduce security and certainty for tenants who could be evicted because of unfair lease terms.
Minimum Standards		<ul style="list-style-type: none"> Greater protections against unsafe housing through the introduction of minimum standards for health, safety and amenity.
Repairs		<ul style="list-style-type: none"> More certainty for tenants through a stronger focus on getting repairs done. An increase in incentives for landlords to do repairs such as the introduction of a landlord maintenance bond and greater access to the Rent Special Account.
Modifications		<ul style="list-style-type: none"> Tenants will have a greater ability to make the house their home as minor modifications could be allowed without seeking the landlords consent. Greater flexibility and choice for tenants to make larger modifications that the landlord cannot unreasonably refuse. Greater accessibility for tenants needing to install disability modifications and the allowance for some modifications to remain in the property after the tenancy.
Privacy		<ul style="list-style-type: none"> Reduced rights to quiet enjoyment when the landlord is selling. Tenants will have less control over who can come into their home and when, unless they move. No protection from having photographs of tenants' possessions displayed in advertising campaigns.
Rents		<ul style="list-style-type: none"> Rent increases limited to once every 12 months would reflect current practice so no meaningful improvement for tenants. Rental affordability issues not addressed.
Bonds		<ul style="list-style-type: none"> Greater protection from excessive bonds through updating the legislation to reflect current market conditions. An option to make the bond refund process quicker and easier by allowing the tenant to make a simple application to get their bond returned whilst the landlord must provide evidence at VCAT.
Family Violence		<ul style="list-style-type: none"> Options reflect the Royal Commission into Family Violence recommendations.

<p>Tenancy Databases</p>		<ul style="list-style-type: none"> • Tenants would be protected from unjust database listings. • Database operators would be outlawed from charging tenants a fee for accessing their record.
<p>Pets</p>		<ul style="list-style-type: none"> • A pet bond would mean additional expenses for the tenant, only those wealthy enough to afford it could keep a pet. • No protection from discrimination against pet owners at the application stage.
<p>Subletting</p>		<ul style="list-style-type: none"> • Options are attempting to address a specific problem (tenants using Airbnb) but will have significant, far reaching implications on tenants ability to have guests, house sitters, etc. • Very broad changes restricting the tenants quiet enjoyment and right of exclusive possession of the property.
<p>Vulnerable and Disadvantaged Tenants</p>		<ul style="list-style-type: none"> • Vital protections against unfair and unnecessary evictions to be removed, disproportionately affecting low income and vulnerable tenants. • Proposals to make the eviction process more far reaching, quicker and easier, likely to increase evictions into homelessness.