

# Application by a Residential Rental Provider to the Victorian Civil and Administrative Tribunal

Reference Number: **R202518589/00**

## Applicant (Residential Rental Provider/s)

Ting Zhang

## Representative (Agent)

Areal Property (Mpm) Pty Ltd

33 Camberwell Road  
HAWTHORN EAST VIC 3123

Org ID: 3701697

Phone: 0398188991

Fax:

## Respondent (Renter/s)

Chawakorn Kamnuansil  
Podjana Tienmon

1803/243 Franklin Street  
MELBOURNE VIC 3000

## Rented Premises

1803/243 Franklin Street  
MELBOURNE 3000

## The claim is for

Section	Description
322(1),91ZL	possession - unfit or unsafe

Compensation amount claimed: \$2825

## More details about the claim are

We are claiming the full bond amount of \$2,825 due to denied access to the property. As we cannot determine the extent of any damage or cleaning required, we seek the full bond to cover potential costs. Further details and evidence will be provided once access is granted.

## Bond lodged

Who supplied bond	Bond No.	Amount
Renter:	15733722	\$2,825.00
Homes Victoria:		\$0.00
<b>Total Amt Paid:</b>		<b>\$2,825.00</b>

## Previous VCAT File Numbers

## Signature



Sylvia Hao

## Application sent to renter on

21 July 2025 by Email

## Addresses:

ck.chawakorn@gmail.com  
bewty980219@gmail.com

## Hearing Details

Hearing not yet scheduled

## ADVICE TO PARTIES ABOUT TRIBUNAL HEARINGS

An application has been made to the Residential Tenancies List of the Victorian Civil and Administrative Tribunal. The Tribunal plans to hold a hearing about the application. You will receive a notice of hearing in the mail. It will either:

- Confirm or advise of a change of the date, time and venue of a planned hearing if that information appears above; or
- Advise you of the date, time and venue if the words 'Hearing not yet scheduled' appear above.

You have the right to appear at the hearing and present your case. Please bring to the hearing all documents and witnesses on which you intend to rely. If you fail to attend the hearing, the Tribunal may hear and determine the matter in your absence.

If you think you can resolve the dispute before the hearing, please contact the other party.

Any request for adjournment of the hearing, other than a 3 month adjournment, must be received by the Tribunal no later than 4:00pm, 2 business days before the scheduled hearing date.

## Office use only

**Notice ID** 5289883 **Notice Expiry Date** 14/07/2025

Lodged on 21 July 2025 03:29 PM

\$74.10 application fee charged.