

Application by a Renter to the Victorian Civil and Administrative Tribunal

Reference Number: **R202518214/00**

Applicant (Renter/s)

Chawakorn Kamnuansil
Podjana Tienmon

243 Franklin St
Unit 1803
MELBOURNE VIC 3000

| Bond Details | | | |
|--------------|------------|------------|-----------|
| Renter | | Homes Vic. | |
| Bond No. | Bond Amt. | Bond No. | Bond Amt. |
| 15733722 | \$2,825.00 | | |

Respondent (Residential Rental Provider/s)

Areal Property Hawthorn
33 Camberwell Road
HAWTHORN EAST VIC 3123
Phone: 0398188991 (BH)

Rented Premises

243 Franklin St
Unit 1803
MELBOURNE 3000

Representative Agent for Residential Rental Provider

Areal Property Hawthorn

The claim is for

| Section | Description |
|---------|--|
| 91ZZS | challenging validity of notice to vacate - residential |

Compensation amount claimed: \$0

More details about the claim are

This application challenges the validity of a Notice to Vacate dated 11 July 2025 issued by Areal Property Hawthorn. The notice constitutes retaliatory eviction under Section 91ZZE of the Residential Tenancies Act 1997 (Vic), issued in direct response to legitimate maintenance complaints regarding water damage in the bedroom wall reported on 16 April 2025. Timeline evidence shows the landlord's pattern of hostility following our VCAT application RT252398 (lodged 24 June 2025, withdrawn 27 June 2025), with the retaliatory notice issued just 14 days after case withdrawal. We seek orders declaring the notice invalid and preventing eviction based on retaliatory conduct.


Bond lodged

| Who supplied bond | Bond No. | Amount |
|------------------------|----------|-------------------|
| Renter: | | \$2,825.00 |
| Homes Victoria: | | \$0.00 |
| Total Amt Paid: | | \$2,825.00 |

Previous VCAT File Numbers

RT252398

Signature



Chawakorn Kamnuansil

Application sent to residential rental provider on

14 July 2025 by Email

Addresses: mpm@email.propertyme.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

Lodged on 14 July 2025 04:26 PM
\$74.10 application fee charged.
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