

Subject: Re: RDRV – Case RT252398 – 33 Camberwell Rd, Hawthorn East, VIC, 3123
From: Chawakorn Kamnuansil <ck.chawakorn@gmail.com>
Date: 3/7/68, 17:01
To: Johnson Tan <johnson.tan@areal.com.au>
CC: "CSV-VCAT-Cases (CSV)" <Cases@courts.vic.gov.au>, Areal Property MPM <mpm@email.propertyme.com>, "bewty980219@gmail.com" <bewty980219@gmail.com>

To Johnson,

This email is a formal response to the multiple, legally defective 'Notice to Renter' documents issued by Areal Property. It outlines your non-compliance and contains a final demand for action.

Let us first establish the facts, based entirely on your own actions and documentation:

1. **Your Notices Are Invalid:** You deliberately marked "NO" on your own forms, formally declaring no details were attached. This renders them defective under the RTA.
2. **You Have Fabricated Evidence:** You have repeatedly relied on a non-existent "tenant-confirmation" to support your false narrative.
3. **Abdication of Professional Duty:** Your notice directs me to seek help from Consumer Affairs Victoria. This is a formal admission of your failure to perform your duties as an agent, attempting to outsource your responsibilities to me.

After 70+ days of this conduct, the direct result of your failures is that one simple, fundamental question remains unanswered. The proposed work is in our only bedroom. Sylvia's unprofessional suggestion to "stay at a friend's place" is not a solution.

Therefore, a singular, fundamental question requires your immediate attention:

Where, precisely, are my roommate and I supposed to live while our bedroom is a work site?

To be clear, any refusal of entry based on an unworkable or unreasonable plan—similar to the unhelpful suggestions you have provided in the past—will not be considered a breach on my part. The responsibility to provide a viable, respectful solution rests entirely with you. **Consider this carefully.**

I require your clear, written plan for suitable temporary accommodation by **5:00 PM tomorrow, 4 July 2025.**

If you fail to provide this plan by the deadline, I will, without further notice, file an urgent application with VCAT and a formal complaint with Consumer Affairs Victoria. The complaint will detail the entire pattern of conduct outlined in this email, including your issuance of defective legal documents, fabrication of evidence, and abdication of professional duties.

Your own documents will form the basis of my submissions.

Chawakorn Kamnuansil

Unit 1803

VCAT Ref: RT252398