

# 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evidence shows the landlord's pattern of hostility following our VCAT application RT252398 (lodged 24 June 2025, withdrawn 27 June 2025), with the retaliatory notice issued just 14 days after case withdrawal.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
<b>Total Amt Paid:</b>		<b>\$2,825.00</b>

## Previous VCAT File Numbers

RT252398

## Signature



Chawakorn Kamnuansil

## Application sent to residential rental provider on

14 July 2025 by Email

Addresses: mpm@email.propertytyme.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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