

Your hearing has been scheduled and requires you to attend in person unless VCAT tells you otherwise.



Contact us

✉ renting@courts.vic.gov.au

☎ 1300 01 8228 (1300 01 VCAT)

NOTICE OF HEARING

Why you are getting this notice

You are involved in a legal dispute about your rental property. VCAT is the legal authority that will make a final decision about this dispute at a hearing.

It is important that you come to VCAT to have your say. If not, we can still make a decision.

Hearing details

Hearing: In person
Date: 14 August 2025
Time: 03:00 PM
Venue: 5th Floor
55 King St
Melbourne 3000

Reference number: R202518589/00

In relation to rented premises

1803/243 Franklin Street
MELBOURNE VIC 3000

Application made by (applicant)

Ting Zhang

Application against (respondent)

Podjana Tienmon
Chawakorn Kamnuansil

Reason for VCAT hearing

the rental provider wants the renter to leave because the property is unfit for humans to live in, destroyed or damaged so much it is unsafe

This application is made under Residential Tenancies Act 1997 Sections: 322(1), 91ZL

See what these section numbers mean at vcat.vic.gov.au/rentingnotice

Have you received or sent a copy of the VCAT application?

Applicants must give a copy of the application to everyone named on this notice.

At an urgent hearing, only the urgent issues will be dealt with. Non-urgent issues, such as compensation, will be dealt with when there is more time at a later hearing.

What to do next

Get ready for the hearing. For what you must do to prepare for your hearing:

Applicants go to www.vcat.vic.gov.au/afterapplyrenting

Respondents go to www.vcat.vic.gov.au/respondrenting

For more information about preparing for your hearing, go to vcat.vic.gov.au/prepareforhearing

If you do not have the internet, call us or get legal help.

Tell us if you need support at the hearing: such as interpreter or support due to disability. Call our Service Delivery Team on 1300 01 8228 Monday to Friday from 8.30am to 4.30pm. You can also email renting@courts.vic.gov.au

For support due to family violence please email our Family Violence Support team at fvsupport@courts.vic.gov.au or call (03) 9628 9856 Monday to Friday from 9:00am to 4:30pm

If you are an Aboriginal or Torres Strait Islander, find out how we can help you by calling or texting our Koori Helpline on 0417 516 335, Monday to Friday from 8:30am to 4:30pm or by email at koori.support@vcat.vic.gov.au

Allow at least two hours on the hearing day. Plan for work, transport or parking as you may need to wait for your case to be called.

Arrive at least 15 minutes early to go through security screening and check in with VCAT staff.

At the hearing, you can speak for yourself. If you want a lawyer or representative to speak for you, they need to ask permission on the day.

Legal help contacts: Victoria Legal Aid for renters and residents (free): 1300 792 387 or legalaidd.vic.gov.au
Community Legal Centres: 03 9652 1500 or fclc.org.au
Law Institute of Victoria Find a lawyer service: 03 9607 9550 or liv.asn.au/referral

Change the hearing date If you cannot attend at the scheduled time, you can ask for the date to be changed. To change the date, you need a good reason - ask us in writing at least two business days before the hearing and send documents to support your reason, for example a medical certificate. Unless we agree, the hearing will happen as shown above.

COVID SAFETY MEASURES

For up to date information regarding COVID safety measures when attending VCAT venues, please refer to the VCAT web page:

<https://www.vcat.vic.gov.au/help-and-support/covid-safety-measures-for-vcat-hearings>