

VCAT SUBMISSION COVER LETTER

Victorian Civil and Administrative Tribunal

Residential Tenancies Division

Level 6, 55 King Street

Melbourne VIC 3000

Date: 8 August 2025

Re: Cases R202518214 & R202518589

Property: Unit 1803, 243 Franklin Street, Melbourne VIC 3000

Tenant Applicants: Chawakorn Kamnuansil & Podjana Tienmon

Landlord/Agent: Areal Property

FORMAL SUBMISSION OF EVIDENCE

Case Overview

This submission contains comprehensive evidence for two related VCAT matters:

- **Case R202518214:** Tenant Challenge to Notice to Vacate
- **Case R202518589:** Landlord Application for Possession of Property

Both cases concern the residential tenancy at Unit 1803, 243 Franklin Street, Melbourne VIC 3000, currently subject to dispute regarding notice validity, property maintenance obligations, and possession rights.

Evidence Package Summary

Total Evidence Files: 158 documents

Package Size: 64MB

Organization: Systematic categorization across 7 evidence categories (A-G)

Format: PDF/A compliant documents with complete metadata

Evidence Categories

Category A - Legal Documents (7 files) - VCAT applications, notices to vacate, hearing directions - Core procedural documentation for both cases

Category B - Communications (9 files)

- Property management correspondence - Water damage reports and escalation communications - Formal demand letters and procedural emails

Category C - Financial Records (10 files) - Rent receipts (February-July 2025) - Bond payment documentation - VCAT application fees and related expenses

Category D - Property Access Records (5 files) - Detailed property entry documentation - Photographic evidence of property condition - Access logs and inspection records

Category E - Supporting Documents (6 files) - Co-tenant statements - Medical documentation related to tenancy impacts - Property procedures and standards documentation

Category F - Email Chronological (114 files) - Complete email correspondence chronologically ordered - Full communication history between all parties - Dated from February 2025 to August 2025

Category G - Attachments (7 files) - Original application forms and supporting attachments - Consent orders and formal responses

Evidence Integrity and Authenticity

All evidence has been processed through systematic integrity verification:

- **Digital Signatures:** SHA-256 checksums for all files
- **Format Compliance:** PDF/A standard for archival requirements
- **Chain of Custody:** Complete provenance documentation
- **Authenticity Verification:** Human-reviewed for genuineness

Key Evidence Highlights

1. **Property Maintenance Issues:** Documented water damage to bedroom wall with extensive correspondence regarding repair delays
2. **Communication Timeline:** Complete record of interactions with Areal Property from initial tenancy through current dispute
3. **Financial Compliance:** Evidence of consistent rent payments and proper financial conduct by tenants
4. **Procedural Documentation:** All formal notices, applications, and tribunal communications
5. **Medical Impact Evidence:** Documentation of health impacts related to property conditions and tenancy stress

Legal Submissions

For Case R202518214 (Challenge to Notice): - Evidence demonstrates procedural defects in notice service - Property maintenance obligations not met by landlord - Tenant compliance with lease terms throughout tenancy

For Case R202518589 (Possession Application): - Counter-evidence to possession claims - Demonstration of tenant good faith and compliance - Evidence of landlord breach of repair obligations

Technical Specifications

- All documents converted to PDF/A-1b standard
- Complete Evidence Index with 15+ metadata fields per file
- Digital attestation and compliance certification included
- Organized file structure for efficient tribunal review

Declaration

I, Chawakorn Kamnuansil, declare that:

1. All evidence contained in this submission is authentic and accurate to the best of my knowledge
2. No evidence has been altered, modified, or falsified
3. All documents are submitted in good faith for tribunal consideration
4. This submission complies with VCAT evidence requirements and procedures

The evidence package is submitted for the tribunal's consideration in determining both matters. We respectfully request that the tribunal give full weight to the comprehensive documentation provided, which demonstrates the factual basis for our position in both cases.

Respectfully submitted,

Chawakorn Kamnuansil

Primary Tenant Applicant

Contact: [Tenant Contact Details]

Podjana Tienmon
Co-Tenant Applicant

Enclosures: - Evidence Index (VCAT_Evidence_Index.csv) - Evidence Package (158 documents across categories A-G) - Digital Attestation Document - Technical Compliance Certification

Submitted: 8 August 2025

For Hearing: 14 August 2025