

**Subject:** Re: VCAT Application R202518214/00 – Challenge to Notice to Vacate  
**From:** "Sylvia Hao – Areal Property Hawthorn (MPM)" <MPM@email.propertyme.com>  
**Date:** 22/7/68, 15:56  
**To:** Chawakorn Kamnuansil <ck.chawakorn@gmail.com>, bewty980219@gmail.com  
**CC:** mpm@email.propertyme.com

Dear Chawakorn Kamnuansil and Podjana Tienmon,

I hope you are both well.

Please find attached a copy of the VCAT order dated 21 July 2025 (Ref: R2025/18214/00) regarding your recent application.

As noted in the order, the Tribunal has suggested that if both parties can agree, a temporary relocation for approximately 14 days would allow the necessary repairs to be carried out at the property. Following the completion of these works, you would be able to return and resume your tenancy.

In line with this recommendation, we would like to offer you the opportunity to temporarily vacate the property for a 14-day period so repairs can proceed without delay. We are happy to coordinate dates and details with you to minimise disruption.

Please let us know your availability or any questions you may have.

Kind regards,

**Sylvia Hao**  
Relationship Manager

**M** 0420 675 561  
**P** 03 9818 8991  
**A** 33 Camberwell Road, Hawthorn East VIC 3123

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**A/REAL**



On 14/07/2025 10:40 PM, Chawakorn Kamnuansil <ck.chawakorn@gmail.com> wrote:

Dear Areal Property Team,

I am writing to provide you with a copy of the VCAT application I lodged on **14 July 2025**, relating to the Notice to Vacate issued on **11 July 2025** for the property:

**Unit 1803, 243 Franklin Street, Melbourne VIC 3000.**

This application challenges the validity of the Notice to Vacate, on the basis that it constitutes retaliatory eviction following legitimate maintenance complaints.

**Attached to this email you will find:**

- A copy of the VCAT application form (Reference Number: R202518214/00)
- A copy of the Notice to Vacate

This email serves as formal service of the application as required under VCAT rules.

Please confirm receipt of this email.

If you have any questions, feel free to contact me by email or phone.

Kind regards,

Chawakorn Kamnuansil

**If you have any feedback regarding my service, please feel free to contact my manager.**

**Jamie Ong (Head of Property Management)** [jamie.ong@areal.com.au](mailto:jamie.ong@areal.com.au)

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Attachments:

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