

On 29 August 2023 at a hearing of Q1363-23 tenancy dispute, a Tribunal Adjudicator permitted intentionally fabricated and false evidence to be tendered to a Tribunal hearing by a Coronis Real Estate Rentals Property Manager who is located at Minyama on the Sunshine Coast.

The purpose of the fabrication was to dishonestly influence a Tribunal finding, which in fact did dishonestly influence that finding.

Pursuant to [Chapter 5 Part 1 of the Tribunal Legislation](#), providing [false or misleading evidence](#) to the Tribunal is an Offence, and pursuant to [section 126 of the Criminal Code \(Queensland\)](#) fabricating evidence with the intention to mislead a Tribunal, is a Crime.

At the tenancy hearing, having been taken by complete surprise by the fabrication, the tenants (now living in Caloundra), firmly brought it to the attention of the Adjudicator (as recorded in the transcript), that the Property Manager was lying, to which the Adjudicator totally ignored.

Having ignored the tenants, the Adjudicator, in reliance upon the fabricated evidence, and along with an absolutely arrogant display of total ineptitude regarding Australian Consumer Law (which in fact applies to the behaviour of Property Managers and their client property owners), found in favour of the Property Manager and against the tenants.

Fabrication and surprise undoubtedly strikes at the heart of any legal system and threatens the integrity of the Tribunal, to which the Tribunal appears to be unconcerned. Rather than set an example to the real estate rental industry, there is a reluctance to investigate or address the matter via an Appeal.

This injustice has brought substantial grief and severe inconvenience to the age pensioner tenants, in having to prepare, pay for and lodge an Appeal along with multiple submissions required by the Appeal Tribunal's Directions, together with suffering substantial distrust in the Tribunal and incurring the financial loss caused by the dishonesty and arrogant ineptitude, all while the Property Manager and her employer totally refuse to address or explain the illegal and dishonest behaviour in any submission to the Appeal Tribunal or directly to the tenants.

One would think that the Tribunal would take some interest in remedying the situation of a Coronis Property Manager lying to the Tribunal, which Queensland Office of Fair Trading Licensing states to be a matter for Police Investigation.

Not so... and it is now nearing the end of July 2024 (11 months after the Hearing), and the Appeal Tribunal along with its President, remain silent, which the tenants say converts to a couldn't-care-less attitude towards the tenants in their mid seventies, and even the legislation cited above.

The Appeal (APL305-23) was filed on 21 September 2023, and due to Appeal Tribunal inaction a complaint to the Tribunal via its so called “*satisfaction survey 2023-24*” request, was made setting out the dishonest behaviour, which on 27 June 2024, was also copied as a complaint to the Tribunal President who happens to be a Supreme Court Judge.

Timeframes as set out by the Queensland Department of Justice and Attorney-General, in its “*Complaints Policy and Procedure*” for the Tribunal, are as follows:

*“The President will, generally, provide a formal acknowledgment of receipt of a complaint within seven (7) working days of receipt. A considered response will ordinarily be forwarded within twenty (20) working days of receipt of the complaint. If it is not possible to respond within that time, a letter will be sent confirming the delay and advising as to the anticipated response time.”*

None of this has happened within the timeframes... none!!! And so the injustice continues while an Administrative Black Hole is created by a Supreme Court Judge who seemingly doesn't want to acknowledge or deal with a complaint consisting of allegations of criminal behaviour.

The evidence is absolutely clear and compelling. See Brief of Evidence:

<https://elizablack.coronis.rentals> ALSO See: <https://coronis.rentals>

SIGNED



Gordon Craven

DATE: 26 July 2024