

Tenancy Law

Landlords and tenants must comply with this law.

The full details are at www.tenancy.govt.nz or phone 0800 836 262_

1. AGREEMENT

Each party holds a signed copy of the Tenancy Agreement.

2. RENT

- * Not to be more than two weeks in advance.
- * Increases must have 60 days' notice in writing.
- * Increases must be 12 months (or more) apart
- * Receipts must be given for cash payments..

3. BOND

- * Is money paid by the tenant.
- * To be paid to Tenancy Bond Office within 15 working days.
- * Helps cover any debts at the end of the tenancy.
- * Excludes reasonable wear & tear
- * Must not exceed four weeks rent
- * Is refunded by agreement or by Tribunal order.

4 TENNANT'S RESPONSIBILITIES

- * Pay the rent when due without any deductions
- * Maintain the property clean, tidy & rubbish free
- * Notify the landlord of any repairs needed
- * Pay electricity, gas, telephone and excess water bills
- * Repair any damage done to the premises
- * Maintain and build respect from neighbours
- * Not make alterations without the landlord's written consent
- * Ensure only agreed occupants stay in the premises.

5. LANDLORD'S RESPONSIBILITIES

- * Maintain the premises in a reasonable condition to
- * Meet building, health and safety requirements
- * Allow the tenant quiet enjoyment of the premises
- * Pay rates, building insurance,.

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6. RIGHTS OF ENTRY

The landlord shall enter the premises only:

- With the tenant's consent at the time of entry
- In an emergency.
- Between 8 am and 7 pm, after 24 hours notice, for repairs or maintenance
- Between 8 am and 7 pm, after 48 hours notice for an inspection.

7. SUBLETTING AND ASSIGNMENT

- The tenant may not sublet or assign the tenancy
- The landlord may nominate the people who reside in the premises.

8. LOCKS

- Neither the landlord nor the tenant shall change the locks without the consent of the other party.

9. TERMINATION

- Landlords must give 90 days' notice OR 42 days notice if the building is being sold or used for the landlord's family or staff.
- The tenant must give 28 days' notice.
- All termination notices to be in writing.

10. TERMINATION BY TRIBUNAL

The landlord may apply for immediate termination order when:

- The rent is 21 days in arrears.
- A breach is not remedied within 14 days of advice
- The tenant property damage
- The tenant threatens or assaults owner or neighbour.

11. DISPUTES

If the Tenancy Agreement or the Residential Tenancies Act, is breached the offended party issues a 14 day letter to rectify. If the problem is not fixed, the Tenancy Tribunal is called to make a binding order.

Phone 0800 836 262 or visit www.tenancy.govt.nz

About

Your Rental Home

*Home is a place to be you, secure and protected.
Renting is a partnership between a renter and provider*

Benefits:-

1. Use of home worth hundreds of thousands
2. Shelter from cold wet weather
3. Security for your possessions & family
4. Clean hot & cold water on tap
5. Food preparation facilities
6. Washing facilities
7. Access to electric power
8. Waste water removal service
9. Rubbish removal service
10. Postal and library services
11. Roads & footpaths for your easy movement
12. Grounds for outside relaxation
13. No unexpected repair costs
14. No building maintenance costs
15. No building insurance costs
16. No quarterly rates costs
17. No monthly mortgage repayments
18. No huge replacement or renovation costs
19. Freedom to leave anytime

Responsibilities:

1. Care for your rental home & grounds
2. Pay your rent as agreed
3. Be an awesome neighbour

1) Care for your rental home

Keep it clean

Avoid nasty illnesses, feel better, build respect with your home provider, friends and visitors. Vacuum the carpets twice weekly. Remove dust and dirt with regular washing and wiping.

Keep it dry

Avoid moisture. Mould, bacteria, and viruses thrive in damp conditions and their favourite foods. They cause smells and illness. Open windows for at least 30 minutes every day allowing new fresh clean air to circulate and displace the stale, damp breath and cooking vapours quickly.

Keep it warm

Heating costs reduce when you stop drafts and curtain windows.

Keep yourself safe from fire

Ensure the smoke alarms always work. It's the law. Plan your emergency evacuation. Follow instructions for heaters, appliances and power services.

No smoking

Cigarette smoke penetrates everything. Smoke stains paintwork and it is unhealthy for all occupants, it is a fire risk and it increases refurbishment costs.

Protect the drains

- Fat (hot or cold) and food bits block kitchen drains.
- Wet wipes, nappies, pads & rubbers block toilet drains
- Hair soap bits and papers block shower drains.

Advise your provider of problems

It is very important to advise property owners of any leaks or failures re electricity or plumbing. Providers are happy to rectify these as they lead to bigger costs if neglected.

Fix damage quickly

Report any damage you or your guests cause.

Keep your grounds clean and tidy

Remove rubbish, mow lawns. This builds your mana and respect from your friends, neighbours and provider.

2) Pay your rent regularly

Build a great credit rating

People who honour their contracts build respect in the wider business community. A good credit rating enables reliable people to progress into future business relationships and employment contracts. Providers are pleased to give references to renters who honour their contracts.

It is unlawful to withhold rent payments

Offenders quickly lose trust and respect and their rental homes. Owners pursue unpaid rent, damage and restoration costs through the tenancy services and courts.

What rents pay for

- **Operations** These pay for rates, insurance, administration, management and maintenance.
- **Interest** pays for the hire of hundreds of thousands of dollars needed to purchase and keep your rental home available. When investors fail to receive reasonable interest for their savings, they seek other avenues: and rental homes are sold.
- **Refurbishments and replacements** Items including roof, kitchen, bathroom, floors, services, appliances, furniture, floor coverings, furnishings, cladding, heating, insulation paint and more all require large amounts periodically due to rust, rot and wear.
- **Ring-fencing tax** Since 2022 residential rental properties that make taxable losses must pay this special tax.

Rents from most rental homes fail to pay these expenses that also change with changes to interest rates, law and inflation. Lean more: www.rentagain.nz

Rent Reviews

Law permits annual rent reviews after 60-day lead in times. Reviews are essential to meet changing costs. They are less impacting for renters who fully meet their 3 responsibilities.

3) Be an awesome neighbour

Show them respect

Ensure you and your guests are friendly, polite and willing to help them if needed.

Maintain your grounds

Your lawns and gardens are part of your neighbourhood. When kept clean and tidy, neighbours respect you.

Avoid noise

Many neighbours strongly dislike other people's music, loud vehicles barking dogs and yelling – especially after dark.

Undesirable and large numbers of visitors can upset neighbours with noise and intimidation. They destroy peoples respect for you.

Avoid problems with pets

Dogs and cats upset neighbours when they foul their properties, frighten people, fight with other pets and disturb the neighbourhood with unwanted noise. Check your rental agreement before taking in pets.

Build respect from your provider

Meet your 3 responsibilities

- 1) Care for the property
- 2) Pay your rent as agreed
- 3) Be a great neighbour.

Inform your provider of concerns about the property and items that need fixing.

You do not have to be friends to gain respect.