

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 be given with 60 days' notice in writing.

* Shall not be increased within 180 days of the start of the tenancy or the last rent increase.

* Receipts must be given, unless made by automatic deductions, by not-negotiable personal cheque, or into a bank account operated exclusively for the tenancy.

* Receipts must state:

* The amount and nature of the payment

* The date of payment

* The address of the premises

* The name of the person who made the payment.

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 TENANT'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 RESPONSIBILITIES

* Maintain the premises in a reasonable condition

* Allow the tenant quiet enjoyment of the premises

* Meet building, health and safety requirements

* Pay rates, building insurance, and land taxes.

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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 a termination order when:

- The rent is 21 days in arrears.
- The tenant has caused or threatened to cause substantial damage to the premises
The tenant has assaulted, or threatened to assault, the landlord, a member of the landlord's family, or a neighbour.
- The landlord has given the tenant reasonable notice of not less than 10 working days to rectify a breach of the Tenancy Agreement, and the tenant has not complied with the notice.

11. DISPUTES

In the case of any disputes or breach of the Tenancy Agreement or the Residential Tenancies Act, the landlord and/or the tenant can make an application to the Tenancy Tribunal. Generally, such applications go to a Tenancy Mediator who will help resolve the dispute.

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

Welcome to your Rental Home

Home is a place to be you, secure and protected

Benefits:-

1. Exclusive rights to a \$150,000++ home
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 costs
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

Keep your rental home healthy

Keep it clean

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

Keep it dry

Avoid dampness, mould, smells & 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

Avoid colds and flues. Budget for \$5-\$10 daily to maintain 20°C. Heating costs reduce when you stop drafts, curtain windows and heat only the rooms you use.. Note: Heat pumps or fuel burners add around \$10 weekly to landlord's costs.

No smoking

Cigarette smoke penetrates everything, it stains paintwork and it is unhealthy for all occupants and visitors.

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 landlord of problems

It is very important to advise property owners of any leaks or failures re electricity or plumbing. Most property owners are happy to rectify these and they appreciate the notification.

Fix damage quickly

Repair any damage you or your guests cause.

Fire safety

Ensure the smoke alarms always work. Plan your emergency evacuation. Follow instructions on heaters. All rental units must have working alarms by law.

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. Landlords are pleased to recommend tenants who honour rental contracts.

Never withhold rent payments

It is a serious breach of the tenancy law and can lead to eviction. If you have a problem, discuss it with your landlord quickly.

Tenants who fail to meet their obligations lose trust and respect.

Avoid a bad credit rating

Landlords share information about tenants who fail to meet their three basic responsibilities.

Payments required for rental properties

- 1) Every month interest to the investors must be paid on the properties' values. Values usually range between \$150,00 and \$600,000.
- 2) Every year there are large payments for rates, insurances, repairs, administration and maintenance.
- 3) Every 10-20 years large payments are required to replace floor coverings, furnishings, appliances, heaters, insulation and paint.
- 4) Every 30-50 years very large payments must be made to refurbish/replace:- roofs, wall claddings, kitchens, bathrooms, floors, power services and water services.
- 5) Between 80 and 130 years the entire buildings must be replaced.

Calculated weekly, rental properties cost between \$350pw and \$1200pw depending on their size, construction and location.

Be an awesome neighbour

Care for your neighbourhood

Your new neighbours will respect you and be pleased to meet and talk with you when they learn you are a great person.

Show them respect

Ensure you and your guests are friendly & polite.

Maintain your grounds

Your Lawns and gardens are part of your neighbourhood. They tell strangers and visitors about you.

Discourage undesirable visitors

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 landlord

Landlords are always pleased to give excellent references for trustworthy citizens who show they honour their rental agreements.

Meet your 3 responsibilities, pay your rent, care for the property and be a great neighbour.

You do not have to be your landlord's friend to gain their respect.

It is ok to complain to your landlord if there is a (reasonable) problem with your rental unit. Waiting just makes the problem worse for you both.

It is ok to tell your landlord if you feel he/she is encroaching on your legal rights to privacy.

Ask your landlord if you want to invite a new person to live in your rental home. This may save you significant problems later on.