Being great neighbours

Respect grows when tenants consider their neighbours.

### Tidy grounds and street fronts

* No unused vehicles, old furniture or rubbish.
* Lawns mown and shrubs trimmed.

### No irritating noise

* Use headphones to enjoy TV and music
* Ensure visitors don’t yell, rev motors and toot.
* Avoid yelling and arguing.
* Pets (if permitted) must not bark, squawk or cry.
* Use lawn mowers with consideration.

### Respect

* Always be friendly with neighbours
* Understand and respect their expectations
* Offer assistance when they need it

**Respect and trust leads to better friendships, security and success.**

Tenants’ Benefits:

1. Shelter from the weather and cold
2. Security for possessions and family
3. Clean hot and cold water
4. Cooking facilities
5. Washing facilities
6. Bathing facilities
7. Heating facilities
8. Electric power to call on
9. Liquid wastes removed
10. Household rubbish disposal
11. Bus and library services
12. Roads & footpaths for accessibility
13. Parks for enjoyment and relaxation
14. No huge financial cost
15. No regular big mortgage payments
16. No regular rates payments
17. No property insurance premiums
18. No building maintenance and repairs
19. No replacement & renovation costs
20. No administration responsibilities
21. Freedom to move homes anytime

## Tenants’ Responsibilities:

1. **Care for their rented homes**
2. **Pay rent as agreed**
3. **Be great neighbours.**

# About Rental Inspections

**Rental homes cost hundreds of thousands of dollars.**

### Owners need assurance that:-

* Tenants are caring for their rental homes
* Agreement conditions are kept
* Neighbours have no concerns
* Maintenance is up to standard

### The Law allows owners access:-

* After 48 hours notice to inspect
* After 24 hours notice to repair
* Between 8am & 7pm any day
* Maximum frequency 4 weekly unless to recheck

### Building Respect and Trust

This is a time renters can show their best and discuss problems that need attention.

### For more information

* Phone 0800 TENANCY
* Visit [www.tenancy.govt.nz](http://www.tenancy.govt.nz)

**Good tenants obtain better references and pay lower rents over time.**

Care for rented homes

Rental homes cost owners very large initial investments.  
In addition they face on-going weekly costs. (See table)

Tenants are required to:-

**•** **Keep them clean**  
 Wash outside walls and windows 4 times yearly.   
 Clean inside walls monthly  
 Clean or wash curtains & blinds twice yearly  
 Vacuum carpets at least weekly  
 Clean cookers after every use

**•** **Keep them dry**  
Let fresh air flow through all rooms for at least 20 minutes every day. This reduces heating costs, improves families’ health.

**•** **Keep them fire safe**  
Check fire alarms regularly and replace batteries when needed. It is unlawful to remove a fire alarm. Report faults  
Ensure fire escapes are ready if needed.

**• Protect drain pipes**  
DO NOT flush nappies, sanitary items, rags or wet wipes. Wrap them and dispose in rubbish.  
DO NOT wash cooking fats into sinks. Let them harden and place them in the rubbish  
Blocked drains are unnecessary and cause big costs for property owners and councils.

**• Keep grounds tidy and clean**  
Owners, friends and neighbours respect those who keep their grounds rubbish free, clean and tidy.

* **Advise landlords of faults and concerns**Building faults such as water leaks, flooding from drains, power problems and faulty appliances must be attended to quickly to avoid deterioration and higher costs for owners later.
* **Repair damage**Tenants’ should have insurance that covers any major accidental damage, (incl. fire) or injury they may cause to the property rented.

**Caring, trustworthy tenants obtain better references and pay lower rents**

**Pay rent as agreed**Agreements usually allow rents to automatically bank transfer on tenants’ pay days. Tenants who plan to build savings by carful budgeting their spending can have building savings to use for periods when the unplanned things happen.

**What rent pays for**

Owners commit to long term investment and face many regular and intermittent costs.

These costs include:- interests, renovations, replacements, maintenance, repairs, rates, insurance PLUS substantial time and travel costs.

The table below lists approximate cost owners must set aside weekly to provide a modest 2 br flat in Timaru.

**Rental home providers must receive a fair return for their high risk investments.**

If things go wrong

Landlords lose trust and respect when tenants fail to meet their tenancy obligations to:-

1. Keep rented homes maintained, clean, safe, & tidy
2. Make their agreed payments
3. Be great neighbours.

### Talk first

Landlords and tenants first need to advise each other when they feel there are issues that need fixing.

### Formalise concerns

To obtain future tribunal support parties must first deliver “Fourteen day notices to remedy”.

### Seek mediation or tribunal

After 14 days from notification offended parties can seek assistance through either:-

1. **Mediations**   
   Conducted via phone professional “mediators” help parties reach lawful agreements that are then “sealed by the courts”
2. **Tribunals**   
   Parties make their cases to an “adjudicator” (judge) who makes a binding decision based in tenancy law. Results are publicly available.

### References / Testimonials

Best references come from landlords who support previous tenants who always:-

1) Cared for their homes

2) Kept rent up to date

3) Were great neighbours

Issues, if any, need to have been resolved with honest communication and honoured promises that built trust and respect.

**Trust and Respect take years to build and   
seconds to destroy.**