



*Greetings from Warwick Hobbs
Residential Sales Consultant
Lincoln Darling Realty Limited, Dunedin
(03) 4777-070 (027) 226-6122*

Rental Report – 31st January 2021

Greetings.

As you may be aware, the new Residential Tenancy Act (RTA) amendments come into effect as of the 11th February 2021. Please note, these changes below only apply to new or renewed tenancies on or after that date.

Below is a quick summary of the changes prepared by our Property Manager that are coming into effect. (Please note, some of these actually came into effect days after the bill was put through)

1. Rental increase can only be given once every 12 months. If the increase is excessively over market rent, the tenant can apply to the tribunal to have this reduced.
2. Domestic abuse. If a tenant is a victim of domestic abuse, they are allowed to vacate the property with 24/48 hours notice, once they have done this, the other person in the property (if it is a joint lease), is only liable for 50% of the rent for the two weeks after. – this one comes in into effect on the 11/08/2021
3. Physical assault: A landlord will be able to issue a 14-day notice to terminate the tenancy if the tenant has assaulted the landlord, the owner, a member of their family, or the landlord's agent, and the Police have laid a charge against the tenant in respect of the assault. – this one comes into effect on the 11/08/2021
4. Minor changes – We can not reasonably withhold consent for minor changes to a property.
5. Landlords with properties in a trust or company can no longer remove tenants under the terms of family needing the property, as a trust or company can no longer have family members

6. Landlords with either 6 or more properties, or a landlord with a boarding house having 6 tenancies in place are considered a large landlord and therefore are liable for much bigger fines
7. Cease of no cause notice being given to periodic tenancies. These now can only be ended either through the tribunal, or for a family member moving in, or the property being put on the market, or sold with vacant possession – please note there are different time frames for each of these cases
8. Changes for fixed-term tenancies: All fixed-term tenancy agreements will convert to periodic tenancies at the end of the fixed-term unless the parties agree otherwise, the tenant gives a 28-day notice, or the landlord gives notice in accordance with the termination grounds for periodic tenancies.
9. Making minor changes: Tenants can ask to make changes to the property and landlords must not decline if the change is minor. Landlords must respond to a tenant's request to make a change within 21 days.
10. Assignment of tenancies: All requests to assign a tenancy must be considered. Landlords cannot decline unreasonably. If a residential tenancy agreement prohibits assignment, it is of no effect.
11. Landlord records: Not providing a tenancy agreement in writing will be an unlawful act and landlords will need to retain and provide new types of information.
12. Changes to Tenancy Tribunal jurisdiction: The Tenancy Tribunal can hear cases and make awards up to \$100,000. This is a change from \$50,000
13. A landlord must state the amount of rent when advertising a property – this includes all signage at the front of the property.

Click on these links to read about the [Healthy Homes Standards](#) and our [Property Manager's November 2020 newsletter](#).

We have an excellent Property Management team, so to remove any worries you may have, I recommend you sign up to have our team manage your portfolio.

If you have any questions please do not hesitate to ask, we are here to help.

Kind Regards

Warwick Hobbs | Sales Consultant | Darling Realty Limited

"For reliable 'no pressure' service - that gets results!"

DDI: (03) 4777-070 **Mobile:** (027) 226-6122 **Office:** (03) 473 1721 **Home:** (03) 477-2296

Email: warwick@freedomrealty.nz

Websites: warwickhobbs.nz darlingrealty.co.nz

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