

**SENIOR HOUSING  
RESIDENTIAL TENANCY AGREEMENT**

between

x

and

x

Property at: x



## Residential Tenancy Agreement

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Date:

### Parties

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1.  ("Landlord")

2.  ("Tenant")

### Residential Tenancy Details

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Term	Meaning
<b>Landlord</b>	
Name	<input checked="" type="checkbox"/>
Address for service	Level 1, 88 Beach St, Queenstown 9300
Telephone (work)	03 450 1702
Telephone (after hours)	027 645 2447
Contact address	Level 1, 88 Beach St, Queenstown 9300
<b>Tenant</b>	
Names	<input checked="" type="checkbox"/>
Ages	<input checked="" type="checkbox"/>
Address for service	<input checked="" type="checkbox"/>
Phone (work)	<input checked="" type="checkbox"/>
Phone (after hours)	<input checked="" type="checkbox"/>
Contact address	<input checked="" type="checkbox"/>
<b>Tenancy Details</b>	
Premises	<input checked="" type="checkbox"/>
Landlord's chattels	Stove, fixed floor coverings, blinds, curtains, drapes, light fittings, dishwasher, heat pump, panel heaters.
Commencement date	
Term of Tenancy	Periodic (subject to clause 2)
Bond amount	<input checked="" type="checkbox"/>
<b>Rent Details</b>	
Rent per week	\$x
Rental Payments	Weekly
First Rent Payment Due	<input checked="" type="checkbox"/>

Manner of Payment	By bank automatic payment authority to the Landlord's bank:
	Bank: xxxx
	Branch: Queenstown
	Bank Account number: xxxx
	Account name: xxxx
Maximum Number of Persons	xxxx

### The Landlord and Tenant agree

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#### 1. Tenancy

1.1 The Tenant will occupy the Premises as a Tenant from the Commencement Date for the Term.

#### 2. Term

2.1 The Term of this tenancy shall be periodic provided that the Landlord may only terminate this tenancy by 90 days' written notice pursuant to Section 51(1) of the Residential Tenancies Act 1986 upon the happening of one of the following events:

- a. the Tenant breaches any term of this Agreement or any provision of the Residential Tenancies Act 1986 and fails to remedy such breach within ten Working Days; or
- b. if the Tenants separate or one of the Tenant's dies; or
- c. if the Landlord determines (in its sole and absolute discretion) that the Tenant is no longer eligible for the Landlord's Affordable Rental Programme ; or
- d. if at any time the Landlord discovers, or has sufficient reason to suspect, that the Tenant or any associate of the Tenant, has been participating in illegal or prohibited activities on the Premises; or
- e. if at any time we discover that you have not been truthful in your disclosure of your personal information to us either before or after entering into this Agreement.

2.2 The Tenant may terminate this periodic tenancy by giving 21 days' written notice to terminate.

#### 3. Bond

3.1 The Tenant will pay the Bond to the Landlord before the Commencement Date. The Bond will be lodged with Tenancy Services.

#### 4. Rental

4.1 The Tenant will pay the rental in accordance with the Rent Details.

4.2 The parties acknowledge and agree that the rental is a subsidised rental ("Subsidised Rent") in that it is 80% of market rent, as determined by the Landlord, or 30% of the gross household income, whichever is the greater.

#### 5. Rent Reviews

5.1 The Rental may be reviewed to market by the Landlord on each anniversary of the Commencement Date in accordance with the provisions of the Residential Tenancies Act 1986.

- 5.2 If, following any Rent Review the Tenant's total household income has changed, rent will be calculated as follows:
- a. If the Tenant still qualifies for a Subsidised Rent, the rental shall be calculated to 80% of market rent, as determined by the Landlord, or 30% of the gross household income, whichever is the greater; or
  - b. If the Tenant no longer qualifies for a Subsidised Rent, then the rental shall be increased to full market rent, as determined by the Landlord.

**6. Number of persons**

- 6.1 The Tenant may not have any more than the Maximum Number of Persons residing at the Premises at any one time without the prior written consent of the Landlord.

**7. Transfer or Vacation of tenancy**

- 7.1 The Tenant may not transfer or assign the tenancy or sublet the Premises or in any way part with possession of the Premises.
- 7.2 The Tenant may not vacate the Premises for more than 4 weeks without the prior written approval of the Landlord.

**8. Use and care of premises**

- 8.1 The Tenant may only use the Premises as a private dwelling.
- 8.2 The Tenant may not smoke, or allow others to smoke, anywhere inside the property including the garage.
- 8.3 The Tenant may not keep any pets on the Premises without the Landlord's prior written consent.
- 8.4 The Tenant must make sure that no vehicles are parked on any lawn or garden areas.
- 8.5 The Tenant must keep the premises, including the exterior of the premises and the grounds of the property, clean and tidy at all times. This includes mowing the lawns and weeding the gardens. The Landlord is responsible for pruning and maintaining trees, shrubs and hedges, and removing the cuttings.
- 8.6 On vacating the premises, the Tenant must leave the Premises in a reasonably clean and tidy condition. This includes ensuring any marks and stains are removed from carpets. The Landlord reserves the right to claim the cost of professional carpet cleaning if required. The Tenant should be aware that using 'do-it-yourself' carpet cleaning equipment may cause further damage.

**9. Landlord's chattels**

- 9.1 The Tenant must properly look after the Landlord's Chattels and keep them clean and in good repair.
- 9.2 The Tenant must replace any damaged or lost Landlord's Chattels with similar items of the same value. The Landlord reserves the right to apply to the Tenancy Tribunal to claim the cost to replace any damaged or lost chattels.
- 9.3 The Tenant must not remove any of the Landlord's Chattels from the Premises.

**10. Access to premises**

- 10.1 If any access forming part of the Premises is used by any other tenants of the Landlord for access purposes then the Tenant must make sure that the access is used only for access purposes and is kept clear at all other times.

**11. Defects**

- 11.1 Both the Tenant and the Landlord agree that on the Commencement Date the Premises and/or the Landlord's Chattels had the damage or defects shown in the attached defects list.

**12. Inspection**

- 12.1 As well as the Landlord having the right to inspect the Premises in accordance with Section 48 of the Act, the Tenant acknowledges and agrees that methamphetamine testing may be carried out during the course of the tenancy as part of the inspection process.

**13. Residential Tenancies Act 1986**

- 13.1 The Residential Tenancies Act 1986 ("Act") applies to this Agreement.
- 13.2 The attention of the Tenant is drawn to the brief summary of the provisions of the Act attached to this Agreement.

**14. Interpretation**

- 14.1 Terms given a meaning in the Residential Tenancy Details section will have that meaning in the rest of this Agreement where the context permits.
- 14.2 If the Tenant is more than one person, each Tenant is jointly and severally bound by the terms of this Agreement.

**Signed by**

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Signed by x as Landlord by:

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Authorised signature

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Full name

Signed by x and x as Tenant in the presence  
of:

\_\_\_\_\_

x

\_\_\_\_\_

x

\_\_\_\_\_  
Signature of witness

\_\_\_\_\_  
Name of witness

\_\_\_\_\_  
Occupation

\_\_\_\_\_  
Address

**Defects List**

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**Kitchen**

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**Bathroom**

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**Laundry**

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**Dining**

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**Living**

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**Bedroom 1**

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**Bedroom 2**

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**Bedroom 3**

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**Garage/Carport**

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**Landlord's Chattels**

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**Others**

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**Note:** Check floor, walls, ceilings, light fittings, power points, cupboards, shower, bath, basins, taps etc.

## Residential Tenancies Act 1986 – Brief Details

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These notes are only a brief outline of some of the more important provisions of the Residential Tenancies Act 1986 which applies to this agreement. For more information contact a Tenancy Services Centre.

1. **Agreement** Each party is entitled to a signed copy of the Tenancy Agreement and any amendments to it.
2. **Rent** Not more than 2 weeks rent in advance. Any rent increase shall be notified in writing 60 days in advance.  
  
A receipt must be given unless payment is made by automatic payment to a bank account or by a non-negotiable personal cheque.
3. **Bond** Not more than 4 weeks' rent.  
  
Held by the Tenancy Services Centre.  
  
Released if both the Landlord and Tenant agree or by ruling of the Tenancy Tribunal.
4. **Notice To Terminate** The Term of this tenancy shall be periodic provided that the Landlord may only terminate this tenancy pursuant to clause 2.1 of this agreement.  
  
Tenant must give 21 days' notice.  
  
Notices must be in writing.
5. **Immediate Termination** Landlord may terminate the tenancy where:
  - a. The Tenant has caused or threatened to cause substantial damage to the Premises.
  - b. The Tenant has assaulted or threatened to assault the Landlord, a member of the Landlord's family or a neighbour.Immediate termination is only enforceable with a possession order after a Tenancy Tribunal hearing.
6. **Responsibilities** The Landlord must:
  - a. provide and maintain the Premises in a reasonable state of repair;
  - b. pay insurance, land tax, rates, including water rates;
  - c. not interfere with the Tenant's quiet enjoyment of the Premises.The Tenant must:
  - a. keep the Premises clean and tidy and notify the Landlord of any repairs needed;
  - b. unless otherwise agreed, pay electricity, gas, telephone and excess water bills;
  - c. not disturb the neighbours;

- d. not damage or permit damage to the Premises;
- e. not make any alterations to the Premises without the Landlord's written consent, which cannot be unreasonably withheld.

7. **Rights Of Entry**

The Landlord can only enter the Premises:

- a. with the Tenant's consent;
- b. in an emergency;
- c. with 24 hours' notice for work required;
- d. 48 hours' notice for inspection.

Entry must be between 8 am and 7 pm.

8. **Subletting**

In the tenancy agreement the Landlord may refuse the Tenant the right to sublet or assign.

Unless there is such a prohibition the Tenant may sublet or assign with the Landlord's written consent which cannot be withheld unreasonably.

In the tenancy agreement the Landlord may limit the number of people who may reside at the Premises.

9. **Locks**

Locks to the Premises cannot be changed without the consent of the other party.

10. **Disputes**

In the case of a dispute or breach of agreement both the Tenant and/or Landlord can approach the Tenancy Services Centre of the Department of Building and Housing for advice and mediation.

**Tenancy Services**

0800 83 62 62

**Bond Enquiries**

0800 737 666

Insulation Statement

See attached