

Consultation underway to reform tenancy law

27 August 2018

Landlords, tenants and other interested people can have their say on proposed changes to the Residential Tenancies Act.

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A discussion document is available that covers the following proposed changes:

- ending no cause terminations while ensuring landlords are still able to end tenancies for justifiable reasons
- increasing the amount of notice a landlord must generally give tenants to terminate a tenancy from 42 days to 90 days
- whether changes to fixed-term agreements are justified to improve security of tenure
- limiting rent increases to once a year
- whether there should be limitations on the practice of 'rent bidding'
- whether the general obligations that tenants and landlords have remain fit for purpose
- better equipping tenants and landlords to reach agreement about pets and minor alternations to the home
- whether further controls for boarding houses are needed to provide adequate protection for boarding house tenants
- introducing new tools and processes into the compliance and enforcement system.

The discussion document and a link to an online submission survey are available at: <https://www.hud.govt.nz/rta-reform> (<https://www.hud.govt.nz/news-and-resources/consultations/consultation-reform-of-the-residential-tenancies-act-1986/>)

Consultation runs for eight weeks and closes at 5pm, on Sunday 21 October 2018.