

Your rights and responsibilities

All landlords and tenants have responsibilities under the Residential Tenancies Act 1986.

This page outlines the key responsibilities for both landlords and tenants. You can find out more about specific areas in the other sections of this website.

[Residential Tenancies Act 1986](#)

<https://www.legislation.govt.nz/act/public/1986/0120/52.0/DLM94278.html>

Landlord's responsibilities

When renting out a property, landlords need to:

- make sure the property is in a reasonable condition
- let the tenant have quiet enjoyment of the property
- meet all relevant building, health and safety standards
- handle any abandoned goods in the correct way
- inform the tenant if the property is for sale
- have an agent if they are out of New Zealand for more than 21 days.

They can't:

- seize the tenant's goods for any reason
- interfere with the supply of any services to the premises, unless it is necessary to avoid danger to a person or to allow repairs.

If you're a landlord at a boarding house, you will also have other responsibilities.

[Boarding houses \(https://www.tenancy.govt.nz/starting-a-tenancy/types-of-tenancies/boarding-houses/\)](https://www.tenancy.govt.nz/starting-a-tenancy/types-of-tenancies/boarding-houses/)

Usually, what you earn from renting out a property is classed as income. For more information on tax that may apply, [visit the Inland Revenue website \(https://www.ird.govt.nz/property/\)](https://www.ird.govt.nz/property/).

Tenant's responsibilities

When renting a property, tenants need to:

- pay the rent on time
- keep the property reasonably clean and tidy
- let the landlord know about any damage or repairs straight away
- pay for their own outgoings eg, electricity, gas and internet
- leave the property clean, tidy, and clear of rubbish and possessions
- leave all keys with the landlord when they move out
- leave all items that were supplied with the tenancy.

Tenants must not:

- stop paying rent if the landlord hasn't done repairs
- damage the premises
- disturb the neighbours or the landlord's other tenants
- make any alterations to the property without the landlord's written consent
- use the property for any unlawful purpose
- have more than the maximum number of occupants listed in the tenancy agreement.

There are additional rules for tenants in boarding houses.

[Boarding houses \(https://www.tenancy.govt.nz/starting-a-tenancy/types-of-tenancies/boarding-houses/\)](https://www.tenancy.govt.nz/starting-a-tenancy/types-of-tenancies/boarding-houses/)

Landlords and tenants

Both landlords and tenants are responsible for:

- making sure the tenancy agreement is in writing
- keeping their contact details up to date
- not changing the locks without permission

If you are in a unit title property (eg an apartment or townhouse), you must also follow the body corporate rules.

Renting and You guide

This guide outlines your rights and responsibilities under the Residential Tenancies Act. It has important information for both landlords and tenants, including those in boarding houses.

Remember, this is only a guide. It doesn't cover everything and it's not the same as getting legal advice.

[Download the Renting and You guide below. \(https://www.tenancy.govt.nz/starting-a-tenancy/new-to-tenancy/key-rights-and-responsibilities/#related-content\)](https://www.tenancy.govt.nz/starting-a-tenancy/new-to-tenancy/key-rights-and-responsibilities/#related-content)

Short Guide to Good Renting

We also have a Short Guide to Good Renting available. This is a simplified version of the Renting and You guide.

[Download the Short Guide to Good Renting below \(https://www.tenancy.govt.nz/starting-a-tenancy/new-to-tenancy/key-rights-and-responsibilities/#related-content\).](https://www.tenancy.govt.nz/starting-a-tenancy/new-to-tenancy/key-rights-and-responsibilities/#related-content)

If you need a hard copy of either of these publications, [please contact us \(https://www.tenancy.govt.nz/about-tenancy-services/contact-us/\)](https://www.tenancy.govt.nz/about-tenancy-services/contact-us/).