

**Fixed Term Tenancy Agreement
8A/73 Buccleugh Street
Dunedin
2021**

RESIDENTIAL TENANCIES ACT 1986

RIGHTS AND RESPONSIBILITIES

This is a brief outline of the provisions of the Residential Tenancies Act. For more information you should contact your local Tenancy Services Office.

1. AGREEMENT:

- Each party is entitled to a signed copy of the Tenancy Agreement.
- Parties to this Tenancy Agreement are subject to the provisions of the Privacy Act 1993. Any information provided on this agreement shall not be used or disclosed, without consent, for any purpose other than the administration of the tenancy to pursue legal action.

2. RENT:

- Not to be more than two weeks in advance.
- Receipts must be given, except where rent is paid by automatic payment, by non-negotiable personal cheque, or into a bank account operated exclusively for the tenancy. Receipts must state:
 - The amount and nature of the payment.
 - The date of the payment.
 - The address of the premises.
 - The name of the person who made the payment.
- Rent shall not be increased within 180 days of the start of the tenancy or the last rent increase for a Periodic Tenancy.
- 60 days written notice must be given for rent increases for a Periodic Tenancy.

3. BOND:

Is money paid by the tenant. It covers any damage or loss to the landlord where the tenant's obligations are not met. If there has been no such loss or damage, the bond shall be refunded in full at the end of the tenancy. Bond does not cover fair wear and tear.

- May be up to but not more than four weeks' rent.
- To be paid to Tenancy Bond Office within 23 working days.
- To be refunded on agreement of landlord and tenant, or by order of the Tenancy Tribunal.
- It is not compulsory for landlords to require a bond.

4. RESPONSIBILITIES:

The landlord shall:

- Provide and maintain the premises in a reasonable condition.
- Allow the tenant quiet enjoyment of the premises.
- Comply with all building, health and safety standards so far as they apply to the premises.
- Pay rates, insurance and land tax.

The tenant shall:

- Pay the rent on time as per the tenancy agreement.
- Ensure the premises are kept in a reasonably clean and tidy condition, including keeping it in a condition that does not encourage mould or damp.
- Notify the landlord, as soon as possible after discovery, of any damage to the premises, or of the need of any repairs.
- Pay electricity, gas, telephone and excess water bills.
- At the end of the tenancy, leave all keys and such things with the landlord.
- Not withhold rent if the landlord cannot get repairs done.
- Not damage or permit damage to the premises.
- Not disturb the neighbours or the landlords' other tenants.
- Not make alterations to the premises without the landlord's written consent.
- Not use the property for any unlawful purpose.
- Not cause or permit any interference with, or render inoperative, any means of escape from fire within the meaning of the Building Act 2004.
- Leave the property reasonably clean and tidy and clear of rubbish and clear of the tenant's possessions.
- Not exceed any limit set by the landlord on the number of occupants on the premises.
- Replace smoke alarms batteries and light bulbs if required.

5. RIGHT OF ENTRY:

The landlord shall enter the premises only:

- With the tenant's consent at the time of entry.
- In an emergency.
- Between 8am and 7pm after 24 hours' notice, for repairs or maintenance.
- Between 8am and 7pm after 48 hours' notice, for an inspection.

6. SUBLETTING AND ASSIGNMENT:

- The tenants may sublet or assign the tenancy with the landlord's prior written consent, unless the landlord prohibits any subletting or assignment at all.
- The landlord may limit the number of people who reside in the premises.

7. LOCKS:

Neither the landlord nor the tenant shall change the locks without the consent of the other party.

8. TERMINATION BY TRIBUNAL:

The landlord may apply to the Tenancy Tribunal for a termination order where:

- The rent is 21 days in arrears.
- The tenant has caused or threatened to cause substantial damage to the premises.
- The tenant has assaulted, or threatened to assault, the landlord, a member of the landlord's family or a neighbour.
- The landlord has given the tenant reasonable notice of not less than 10 working days to rectify a breach of the Tenancy Agreement and the tenant has not complied with the notice.

9. DISPUTES:

In the case of any dispute or breach of the Tenancy/Agreement or the Residential Tenancies Act, the landlord and/or the tenant can make an application to the Tenancy Tribunal. Generally, such applications will be referred to a Tenancy Mediator, who will be available to help resolve the problem.

TENANCY AGREEMENT

ADDRESS OF TENANCY (BEING TENANT'S ADDRESS FOR SERVICE):

ADDRESS: 8A/73 Buccleugh Street, DunedinLANDLORD'S NAME: **Edinburgh Realty Limited as agent for Krager Ltd****Contact: Shantel McGregor****ADDRESS (Being an address for service): 578 George Street, PO Box 5772, Dunedin****Phone (03) 474-0056 rentals@edinburgh.co.nz****SIGNATURE:***Shantel McGregor***DATE AGREEMENT SIGNED:**

29.12.2020

TENANTS:**TENANT SIGNATURE****CONTACT:
SEE FILE**

Each named tenant above is referred to as 'The Tenant' or 'Tenant' herein.

The Landlord and the Tenant agree that:

1. This Tenancy shall commence on **01/01/2021** and terminate on **31/12/2021**
2. The rent shall be **\$225.00** per week.
3. The rent shall be paid weekly in advance in one transaction.
4. The rent shall be paid into the following bank account number: **03-0905-0972947-02 Ref: 11836**
5. The bond of \$900.00 will need to be paid and will be held at the bond centre

Particulars: Bond / Rent**Code: 11836****Reference: 8A/73 Buccleugh
St**

6. The Tenant shall not assign (transfer) or sublet the Tenancy without first gaining the Landlord's written permission. (If permission is given a fee of one week's rent will be required to cover costs).
7. This Tenancy is subject to the Residential Tenancies Act 1986.
8. No pets allowed
9. **Internet Service:** An internet service is provided with this tenancy. Where internet is provided, the parties acknowledge that the cost of installation and the applicable monthly charges will be met by the landlord. Any illegal downloading by the tenant will not be permitted and may lead to the cessation of the service and charging of applicable fines.
10. The owner will pay for power. A fair usage policy applies, heaters not to be used while not on the premises.
11. Maximum number living at tenancy: 1
12. The tenants have agreed to no smoking or vaping inside.
13. The Tenant will ensure the premises are kept reasonably clean and tidy throughout the Tenancy, including keeping it in a condition that does not encourage mould or damp and will also maintain the grounds in a neat and tidy condition, if applicable.
14. No outside fires allowed.
15. All tenants are jointly & severally liable for the full rental payable under this lease and for any damage to the premises and the chattels caused by, or arising from, the wilful or negligent act or omission of the tenant or tenant's guests.
16. Windows/glass doors, if broken by tenants, must be repaired at the tenants' cost.
17. Tenants are strongly advised to have their own contents insurance. Damage or loss to tenants' goods is not the landlord's responsibility.
18. **After hours call-outs for misplaced keys will incur a \$40 charge.** Where the landlord is unable to provide access after hours, a locksmith will need to be called and payment made direct to them at the time.
19. Next of kin/contact persons detailed on the application form supplied by the tenant in support of this tenancy agreement may be contacted in the event rent arrears are accrued by the tenant.
20. All costs incurred in the collection of overdue rent and invoices will be incurred and payable by the tenant.

21. A Property Condition Report has been/will be provided to the tenant (or will be left in the property prior to the start date) and is to be checked, signed and returned to the landlord. If no Property Condition Report has been prepared, due to a swift tenant change, a full initial inspection will be completed with the tenants on arrival.
22. The parties agree that the tenant shall not take possession of the property until the bond, first rent payment have been paid in full in cleared funds.
23. Tenants must notify the landlord immediately of any change of contact phone numbers, email addresses or of any urgent maintenance issues causing damage to the property.
24. If tenants or their guests damage a rental property as a result of careless behaviour, the tenant is liable for the cost of damage up to four weeks' rent or the insurance excess (if applicable), whichever is lower.
25. Tenants will be liable for the full cost of damage that they or their guests cause intentionally or that results from an act or omission that constitutes an imprisonable offence.
26. Is the property insulated?

Yes ☒ No ☐ If yes, what type of insulation: Ceiling: Pink batts R3.0 Underfloor: Concrete Slab

An insulation Statement is attached to this agreement

26. There is insurance covering this rental property that is relevant to tenant's liability for damage to premises?

Yes ☐ No ☒ If yes, the excess is: \$ _____

A copy of the policy is available upon request.

LIST OF FURNITURE AND CHATTELS PROVIDED BY THE LANDLORD:

Queen bed base and mattress
Bed side table
Study desk and chair
Microwave
Bar fridge
Leather chair
Wall heater
1x smoke detector/alarm

Tenant(s) initials: L. F.

Landlord initials: Jm.

Fixed Term Tenancy Agreement
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Dunedin
2021

RESIDENTIAL TENANCIES ACT 1986

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- Not withhold rent if the landlord cannot get repairs done.
- Not damage or permit damage to the premises.
- Not disturb the neighbours or the landlords' other tenants.
- Not make alterations to the premises without the landlord's written consent.
- Not use the property for any unlawful purpose.
- Not cause or permit any interference with, or render inoperative, any means of escape from fire within the meaning of the Building Act 2004.
- Leave the property reasonably clean and tidy and clear of rubbish and clear of the tenant's possessions.
- Not exceed any limit set by the landlord on the number of occupants on the premises.
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ADDRESS: 8B/73 Buccleugh Street, Dunedin**LANDLORD'S NAME: Edinburgh Realty Limited as agent for Krager Ltd****Contact: Shantel McGregor****ADDRESS (Being an address for service): 578 George Street, PO Box 5772, Dunedin****Phone (03) 474-0056 rentals@edinburgh.co.nz****SIGNATURE:****DATE AGREEMENT SIGNED:**

09.11.2020

TENANTS:**TENANT SIGNATURE****CONTACT:
SEE FILE**

Each named tenant above is referred to as 'The Tenant' or 'Tenant' herein.

The Landlord and the Tenant agree that:

1. This Tenancy shall commence on **01/01/2021** and terminate on **31/12/2021**
2. The rent shall be **\$220.00** per week.
3. The rent shall be paid weekly in advance in one transaction.
4. The rent shall be paid into the following bank account number: **03-0905-0972947-02 Ref: 11732**
5. The bond of \$880.00 will need to be paid and will be held at the bond centre

Particulars: Bond / Rent	Code: 11732	Reference: 8B/73 Buccleugh St
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6. The Tenant shall not assign (transfer) or sublet the Tenancy without first gaining the Landlord's written permission. (If permission is given a fee of one week's rent will be required to cover costs).
7. This Tenancy is subject to the Residential Tenancies Act 1986.
8. No pets allowed
9. **Internet Service:** An internet service is provided with this tenancy. Where internet is provided, the parties acknowledge that the cost of installation and the applicable monthly charges will be met by the landlord. Any illegal downloading by the tenant will not be permitted and may lead to the cessation of the service and charging of applicable fines.
10. **The owner will pay for the power, fair usage applies**
11. Maximum number living at tenancy: 1
12. The tenants have agreed to no smoking or vaping inside.
13. The Tenant will ensure the premises are kept reasonably clean and tidy throughout the Tenancy, including keeping it in a condition that does not encourage mould or damp and will also maintain the grounds in a neat and tidy condition, if applicable.
14. No outside fires allowed.
15. All tenants are jointly & severally liable for the full rental payable under this lease and for any damage to the premises and the chattels caused by, or arising from, the wilful or negligent act or omission of the tenant or tenant's guests.
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25. Tenants will be liable for the full cost of damage that they or their guests cause intentionally or that results from an act or omission that constitutes an imprisonable offence.
26. Is the property insulated?

Yes ☒ No ☐ If yes, what type of insulation: Ceiling: R3.0 Underfloor: Concrete Slab

An insulation Statement is attached to this agreement

26. There is insurance covering this rental property that is relevant to tenant's liability for damage to premises?

Yes ☐ No ☒ If yes, the excess is: \$ _____

A copy of the policy is available upon request.

LIST OF FURNITURE AND CHATTELS PROVIDED BY THE LANDLORD:

Queen bed base and mattress
 Bed side table
 Study desk and chair
 Microwave
 Bar fridge
 Leather chair

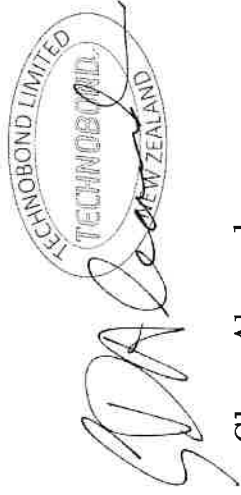
See PCR

Tenant(s) initials: JL

Landlord initials: gm.

8-73 Buccleugh, Dunedin has been assessed by a Technobond representative and the property meets the current Residential Tenancies Act 1986 (RTA) plus amendments as of inspection date below

Ceiling :Pink Batts R3.0 - Floor:Concrete Slab



Glenn Alexander
Managing Director
Wednesday, 8 May 2019

Technobond Limited
BRANZ Approved Insulation
ECCA Approved Installer
DCC Approved Installer

8/73 Buccleugh Street.



Tenancy Services

INSULATION STATEMENT

Landlords must either complete this form or attach an insulation statement containing the same information.

A. THIS SECTION MUST BE COMPLETED BY LANDLORDS OF INCOME-RELATED RENT TENANCIES

1. Does insulation meet the minimum requirements for ceiling insulation?¹

☒ Yes ☐ No

If no, explain what exception applies and which room(s) it applies to (e.g. professional installer cannot access skillion ceiling above bedroom 2.) If an exception does not apply, explain how you will comply with insulation requirements within 90 days after the tenancy starts.

2. Does insulation meet the minimum requirements for underfloor insulation?

☐ Yes ☒ No

If no, explain what exception applies and which room(s) it applies to (e.g. professional installer cannot access skillion ceiling above bedroom 2.) If an exception does not apply, explain how you will comply with insulation requirements within 90 days after the tenancy starts.

Floor is concrete slab

B. THIS SECTION MUST BE COMPLETED BY ALL LANDLORDS

Ceiling Insulation

Location/coverage

- ☒ Complete (all rooms)
☐ Partial (specify areas not insulated):

☐ None

☐ I don't know as ceiling space is not accessible in the following areas (specify):

Type

- ☒ Segments/Blankets
☐ Loose-fill
☐ Other (specify)
☐ Ceiling space is not accessible

Bulk Insulation value (R-value): *Pink batts R3.0* or minimum thickness:

Age of ceiling insulation (if known):

Condition

- ☒ Insulation is in at least a reasonable condition (if not, please explain why):

☐ Insulation has no gaps other than clearances where required (e.g. around older style downlights and chimney flues)

☐ Ceiling space is not accessible

Underfloor Insulation

Location/coverage

- ☐ Complete (all rooms)
☐ Partial (specify areas not insulated):

☐ None

☐ I don't know as underfloor space is not accessible in the following areas (specify):

Type

- ☐ Segments/Blankets
☐ Polystyrene
☐ Foil
☐ Bulk Insulation with foil lining
☐ Other (specify)

The Building Act 2004 bans the installation and/or repair of foil insulation in residential buildings with existing electrical installations. It is an offence to breach this ban and anyone doing so may be liable to a fine of up to \$200,000. If your property currently has foil insulation that is in reasonable condition, then it does not need to be replaced. However if your existing foil installation is damaged (e.g. torn, foil hanging down off the floor joists), then it must be replaced with an alternative insulation product that meets legal requirements.

¹ For guidance on exceptions and requirements, refer to MBIE's *Insulation Requirements – A Guide for Landlords*: www.tenancy.govt.nz/assets/Uploads/Insulation-requirements.pdf

Tenancy Services



☒ Underfloor space is not accessible

Bulk insulation value (R-value):

or minimum thickness (n/a for foil):

Age of underfloor insulation (if known):

Condition

☐ Insulation is in at least a reasonable condition (if not, please explain why):

☐ Insulation has no gaps other than clearances where required (e.g. around pipes)

☒ Underfloor space is not accessible

Wall Insulation

Location/coverage

☐ Complete (all rooms)

☐ Partial (specify areas not insulated):

☐ None

☒ I don't know as wall insulation is not accessible

Wall insulation is not compulsory, and is not planned to be made compulsory in July 2019.

However, you must provide this information where it is known.

Supplementary Information

Any other details about the type or condition if known:

C. ADDITIONAL INFORMATION

(This section is optional for tenancies which are not income-related. Income-related rent tenancies are covered by section A.)

1. Does insulation already meet the minimum requirements for ceiling insulation which will be compulsory from 1 July 2019?

☐ Yes ☐ No

If no, do any exceptions to the requirement to install insulation from 1 July 2019 apply? (Please explain.)

2. Does insulation already meet the minimum requirements for underfloor insulation which will be compulsory from 1 July 2019?

☐ Yes ☐ No

If no, do any exceptions to the requirement to install insulation from 1 July 2019 apply? (Please explain.)

3. Date insulation was last upgraded

or N/A ☐

Date insulation was professionally assessed

or N/A ☐

4. Please explain how you plan to comply with the requirements before 1 July 2019.

Landlord Statement

I/we,

Edinburgh Realty Ltd.

(name of landlord(s)) declare

that the information contained in this insulation statement is true and correct as at the date of signing and that all reasonable efforts have been made to obtain information about the location, type and condition of insulation at the premises.

Signed by:

Landlord

Date signed

13/05/19

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2021**

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The Landlord and the Tenant agree that:

1. This Tenancy shall commence on **01/01/2021** and terminate on **31/12/2021**
2. The rent shall be **\$230.00** per week.
3. The rent shall be paid weekly in advance in one transaction.
4. The rent shall be paid into the following bank account number: **03-0905-0972947-02 Ref: 11524**
5. The bond of \$920 will need to be paid and will be held at the bond centre.

Particulars: Bond / Rent	Code: 11524	Reference: 8C/73 Buccleugh St
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19. Next of kin/contact persons detailed on the application form supplied by the tenant in support of this tenancy agreement may be contacted in the event rent arrears are accrued by the tenant.
20. All costs incurred in the collection of overdue rent and invoices will be incurred and payable by the tenant.

21. A Property Condition Report has been/will be provided to the tenant (or will be left in the property prior to the start date) and is to be checked, signed and returned to the landlord. If no Property Condition Report has been prepared, due to a swift tenant change, a full initial inspection will be completed with the tenants on arrival.
22. The parties agree that the tenant shall not take possession of the property until the bond, first rent payment have been paid in full in cleared funds.
23. Tenants must notify the landlord immediately of any change of contact phone numbers, email addresses or of any urgent maintenance issues causing damage to the property.
24. If tenants or their guests damage a rental property as a result of careless behaviour, the tenant is liable for the cost of damage up to four weeks' rent or the insurance excess (if applicable), whichever is lower.
25. Tenants will be liable for the full cost of damage that they or their guests cause intentionally or that results from an act or omission that constitutes an imprisonable offence.
26. Is the property insulated?

Yes ☒ No ☐ If yes, what type of insulation: Ceiling: Pink Batts R3.0 Underfloor: Concrete Slab

An insulation Statement is attached to this agreement

26. There is insurance covering this rental property that is relevant to tenant's liability for damage to premises?

Yes ☐ No ☒ If yes, the excess is: \$ _____

A copy of the policy is available upon request.

LIST OF FURNITURE AND CHATELS PROVIDED BY THE LANDLORD:

Queen bed base and mattress
Bed side table
Study desk and chair
Microwave
Bar fridge
Leather chair

Please see full PCR

Tenant(s) initials: MH

Landlord initials: jm

8/73 Buccleugh Street.

Tenancy Services

INSULATION STATEMENT

Landlords must either complete this form or attach an insulation statement containing the same information.

A. THIS SECTION MUST BE COMPLETED BY LANDLORDS OF INCOME-RELATED RENT TENANCIES

1. Does insulation meet the minimum requirements for ceiling insulation?

☒ Yes ☐ No

If no, explain what exception applies and which room(s) it applies to (e.g. professional installer cannot access skillion ceiling above bedroom 2.) If an exception does not apply, explain how you will comply with insulation requirements within 90 days after the tenancy starts.

2. Does insulation meet the minimum requirements for underfloor insulation?

☐ Yes ☒ No

If no, explain what exception applies and which room(s) it applies to (e.g. professional installer cannot access skillion ceiling above bedroom 2.) If an exception does not apply, explain how you will comply with insulation requirements within 90 days after the tenancy starts.

Floor is concrete slab

B. THIS SECTION MUST BE COMPLETED BY ALL LANDLORDS

Ceiling Insulation

Location/coverage

- ☒ Complete (all rooms)
☐ Partial (specify areas not insulated):

☐ None

☐ I don't know as ceiling space is not accessible in the following areas (specify):

Type

- ☒ Segments/Blankets
☐ Loose-fill
☐ Other (specify)
☐ Ceiling space is not accessible

Bulk Insulation value (R-value): Pink Batt's R3.0 or minimum thickness:

Age of ceiling insulation (if known):

Condition

- ☒ Insulation is in at least a reasonable condition (if not, please explain why):

☐ Insulation has no gaps other than clearances where required (e.g. around older style downlights and chimney flues)

☐ Ceiling space is not accessible

Underfloor Insulation

Location/coverage

- ☐ Complete (all rooms)
☐ Partial (specify areas not insulated):

☐ None

☐ I don't know as underfloor space is not accessible in the following areas (specify):

Type

- ☐ Segments/Blankets
☐ Polystyrene
☐ Foil
☐ Bulk Insulation with foil lining
☐ Other (specify)

The Building Act 2004 bans the installation and/or repair of foil insulation in residential buildings with existing electrical installations. It is an offence to breach this ban and anyone doing so may be liable to a fine of up to \$200,000. If your property currently has foil insulation that is in reasonable condition, then it does not need to be replaced. However if your existing foil installation is damaged (e.g. torn, foil hanging down off the floor joists), then it must be replaced with an alternative insulation product that meets legal requirements.

8-73 Buccleugh, Dunedin has been assessed by a Technobond representative and the property meets the current Residential Tenancies Act 1986 (RTA) plus amendments as of inspection date below

Ceiling :Pink Batts R3.0 - Floor:Concrete Slab

Glenn Alexander
Managing Director
Wednesday, 8 May 2019

Technobond Limited
BRANZ Approved Insulation
ECCA Approved Installer
DCC Approved Installer

Fixed Term Tenancy Agreement
8D/73 Buccleugh Street
Dunedin
2021

RESIDENTIAL TENANCIES ACT 1986

RIGHTS AND RESPONSIBILITIES

This is a brief outline of the provisions of the Residential Tenancies Act. For more information you should contact your local Tenancy Services Office.

1. AGREEMENT:

- Each party is entitled to a signed copy of the Tenancy Agreement.
- Parties to this Tenancy Agreement are subject to the provisions of the Privacy Act 1993. Any information provided on this agreement shall not be used or disclosed, without consent, for any purpose other than the administration of the tenancy to pursue legal action.

2. RENT:

- Not to be more than two weeks in advance.
- Receipts must be given, except where rent is paid by automatic payment, by non-negotiable personal cheque, or into a bank account operated exclusively for the tenancy. Receipts must state:
 - The amount and nature of the payment.
 - The date of the payment.
 - The address of the premises.
 - The name of the person who made the payment.
- Rent shall not be increased within 180 days of the start of the tenancy or the last rent increase for a Periodic Tenancy.
- 60 days written notice must be given for rent increases for a Periodic Tenancy.

3. BOND:

Is money paid by the tenant. It covers any damage or loss to the landlord where the tenant's obligations are not met. If there has been no such loss or damage, the bond shall be refunded in full at the end of the tenancy. Bond does not cover fair wear and tear.

- May be up to but not more than four weeks' rent.
- To be paid to Tenancy Bond Office within 23 working days.
- To be refunded on agreement of landlord and tenant, or by order of the Tenancy Tribunal.
- It is not compulsory for landlords to require a bond.

4. RESPONSIBILITIES:

The landlord shall:

- Provide and maintain the premises in a reasonable condition.
- Allow the tenant quiet enjoyment of the premises.
- Comply with all building, health and safety standards so far as they apply to the premises.
- Pay rates, insurance and land tax.

The tenant shall:

- Pay the rent on time as per the tenancy agreement.
- Ensure the premises are kept in a reasonably clean and tidy condition, including keeping it in a condition that does not encourage mould or damp.
- Notify the landlord, as soon as possible after discovery, of any damage to the premises, or of the need of any repairs.
- Pay electricity, gas, telephone and excess water bills.
- At the end of the tenancy, leave all keys and such things with the landlord.
- Not withhold rent if the landlord cannot get repairs done.
- Not damage or permit damage to the premises.
- Not disturb the neighbours or the landlords' other tenants.
- Not make alterations to the premises without the landlord's written consent.
- Not use the property for any unlawful purpose.
- Not cause or permit any interference with, or render inoperative, any means of escape from fire within the meaning of the Building Act 2004.
- Leave the property reasonably clean and tidy and clear of rubbish and clear of the tenant's possessions.
- Not exceed any limit set by the landlord on the number of occupants on the premises.
- Replace smoke alarms batteries and light bulbs if required.

5. RIGHT OF ENTRY:

The landlord shall enter the premises only:

- With the tenant's consent at the time of entry.
- In an emergency.
- Between 8am and 7pm after 24 hours' notice, for repairs or maintenance.
- Between 8am and 7pm after 48 hours' notice, for an inspection.

6. SUBLETTING AND ASSIGNMENT:

- The tenants may sublet or assign the tenancy with the landlord's prior written consent, unless the landlord prohibits any subletting or assignment at all.
- The landlord may limit the number of people who reside in the premises.

7. LOCKS:

Neither the landlord nor the tenant shall change the locks without the consent of the other party.

8. TERMINATION BY TRIBUNAL:

The landlord may apply to the Tenancy Tribunal for a termination order where:

- The rent is 21 days in arrears.
- The tenant has caused or threatened to cause substantial damage to the premises.
- The tenant has assaulted, or threatened to assault, the landlord, a member of the landlord's family or a neighbour.
- The landlord has given the tenant reasonable notice of not less than 10 working days to rectify a breach of the Tenancy Agreement and the tenant has not complied with the notice.

9. DISPUTES:

In the case of any dispute or breach of the Tenancy/Agreement or the Residential Tenancies Act, the landlord and/or the tenant can make an application to the Tenancy Tribunal. Generally, such applications will be referred to a Tenancy Mediator, who will be available to help resolve the problem.

TENANCY AGREEMENT

ADDRESS OF TENANCY (BEING TENANT'S ADDRESS FOR SERVICE):

ADDRESS: 8D/73 Buccleugh Street, DunedinLANDLORD'S NAME: **Edinburgh Realty Limited as agent for Krager Ltd****Contact: Shantel McGregor**ADDRESS (Being an address for service): **578 George Street, PO Box 5772, Dunedin**

Phone (03) 474-0056 rentals@edinburgh.co.nz

SIGNATURE:



DATE AGREEMENT SIGNED:

26.06.2020

TENANTS:

TENANT SIGNATURE

CONTACT:
SEE FILE

Each named tenant above is referred to as 'The Tenant' or Tenant' herein.

The Landlord and the Tenant agree that:

1. This Tenancy shall commence on **01/01/2021** and terminate on **31/12/2021**
2. The rent shall be **\$220.00** per week.
3. The rent shall be paid weekly in advance in one transaction.
4. The rent shall be paid into the following bank account number: **03-0905-0972947-02 Ref: 10753**
5. The bond of \$860.00 will remain being held at the bond centre.

Particulars: Bond / Rent	Code: 10753	Reference: 8D/73 Buccleugh St
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6. The Tenant shall not assign (transfer) or sublet the Tenancy without first gaining the Landlord's written permission. (If permission is given a fee of one week's rent will be required to cover costs).
7. This Tenancy is subject to the Residential Tenancies Act 1986.
8. No pets allowed
9. **Internet Service:** An internet service is provided with this tenancy. Where internet is provided, the parties acknowledge that the cost of installation and the applicable monthly charges will be met by the landlord. Any illegal downloading by the tenant will not be permitted and may lead to the cessation of the service and charging of applicable fines.
10. **The owner will pay for the power and internet service.**
11. Maximum number living at tenancy: 1
12. The tenants have agreed to no smoking or vaping inside.
13. The Tenant will ensure the premises are kept reasonably clean and tidy throughout the Tenancy, including keeping it in a condition that does not encourage mould or damp and will also maintain the grounds in a neat and tidy condition, if applicable.
14. No outside fires allowed.
15. All tenants are jointly & severally liable for the full rental payable under this lease and for any damage to the premises and the chattels caused by, or arising from, the wilful or negligent act or omission of the tenant or tenant's guests.
16. Windows/glass doors, if broken by tenants, must be repaired at the tenants' cost.
17. Tenants are strongly advised to have their own contents insurance. Damage or loss to tenants' goods is not the landlord's responsibility.
18. **After hours call-outs for misplaced keys will incur a \$40 charge.** Where the landlord is unable to provide access after hours, a locksmith will need to be called and payment made direct to them at the time.
19. Next of kin/contact persons detailed on the application form supplied by the tenant in support of this tenancy agreement may be contacted in the event rent arrears are accrued by the tenant.
20. All costs incurred in the collection of overdue rent and invoices will be incurred and payable by the tenant.

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25. Tenants will be liable for the full cost of damage that they or their guests cause intentionally or that results from an act or omission that constitutes an imprisonable offence.
26. Is the property insulated?

Yes ☒ No ☐ If yes, what type of insulation: Ceiling: R3.0 Underfloor: Concrete Slab

An insulation Statement is attached to this agreement

26. There is insurance covering this rental property that is relevant to tenant's liability for damage to premises?

Yes ☐ No ☒ If yes, the excess is: \$ _____

A copy of the policy is available upon request.

LIST OF FURNITURE AND CHATELS PROVIDED BY THE LANDLORD:

Queen bed base and mattress
 Bedside table
 Study desk and chair
 Microwave
 Bar fridge
 Leather chair

Tenant(s) initials: M.M.

Landlord initials: gm

8-73 Buccleugh, Dunedin has been assessed by a Technobond representative and the property meets the current Residential Tenancies Act 1986 (RTA) plus amendments as of inspection date below

Ceiling :Pink Batts R3.0 - Floor:Concrete Slab

Glenn Alexander
Managing Director
Wednesday, 8 May 2019

Technobond Limited
BRANZ Approved Insulation
ECCA Approved Installer
DCC Approved Installer

8/73 Buckley Street

Tenancy Services

INSULATION STATEMENT

Landlords must either complete this form or attach an insulation statement containing the same information.

A. THIS SECTION MUST BE COMPLETED BY LANDLORDS OF INCOME-RELATED RENT TENANCIES

1. Does insulation meet the minimum requirements for ceiling insulation?

☒ Yes ☐ No

If no, explain what exception applies and which room(s) it applies to (e.g. professional installer cannot access skillion ceiling above bedroom 2.) If an exception does not apply, explain how you will comply with insulation requirements within 90 days after the tenancy starts.

2. Does insulation meet the minimum requirements for underfloor insulation?

☐ Yes ☒ No

If no, explain what exception applies and which room(s) it applies to (e.g. professional installer cannot access skillion ceiling above bedroom 2.) If an exception does not apply, explain how you will comply with insulation requirements within 90 days after the tenancy starts.

Floor is concrete slab

B. THIS SECTION MUST BE COMPLETED BY ALL LANDLORDS

Ceiling Insulation

Location/coverage

- ☒ Complete (all rooms)
☐ Partial (specify areas not insulated):

☐ None
☐ I don't know as ceiling space is not accessible in the following areas (specify):

Type

- ☒ Segments/Blankets
☐ Loose-fill
☐ Other (specify)
☐ Ceiling space is not accessible

Bulk Insulation value (R-value): Pink Batts R3.0 or minimum thickness:

Age of ceiling insulation (if known):

Condition

- ☒ Insulation is in at least a reasonable condition (if not, please explain why):

☐ Insulation has no gaps other than clearances where required (e.g. around older style downlights and chimney flues)
☐ Ceiling space is not accessible

Underfloor Insulation

Location/coverage

- ☐ Complete (all rooms)
☐ Partial (specify areas not insulated):

☐ None
☐ I don't know as underfloor space is not accessible in the following areas (specify):

Type

- ☐ Segments/Blankets
☐ Polystyrene
☐ Foil
☐ Bulk Insulation with foil lining
☐ Other (specify)

The Building Act 2004 bans the installation and/or repair of foil insulation in residential buildings with existing electrical installations. It is an offence to breach this ban and anyone doing so may be liable to a fine of up to \$200,000. If your property currently has foil insulation that is in reasonable condition, then it does not need to be replaced. However if your existing foil installation is damaged (e.g. torn, foil hanging down off the floor joists), then it must be replaced with an alternative insulation product that meets legal requirements.

Tenancy Services

☒ Underfloor space is not accessible

Bulk insulation value (R-value):

or minimum thickness (n/a for foil):

Age of underfloor insulation (if known):

Condition

☐ Insulation is in at least a reasonable condition (if not, please explain why):

☐ Insulation has no gaps other than clearances where required (e.g. around pipes)

☒ Underfloor space is not accessible

Wall Insulation

Location/coverage

☐ Complete (all rooms)

☐ Partial (specify areas not insulated):

☐ None

☒ I don't know as wall insulation is not accessible

Wall insulation is not compulsory, and is not planned to be made compulsory in July 2019.

However, you must provide this information where it is known.

Supplementary Information

Any other details about the type or condition if known:

C. ADDITIONAL INFORMATION

(This section is optional for tenancies which are not income-related. Income-related rent tenancies are covered by section A.)

1. Does insulation already meet the minimum requirements for ceiling insulation which will be compulsory from 1 July 2019?

☐ Yes ☐ No

If no, do any exceptions to the requirement to install insulation from 1 July 2019 apply? (Please explain.)

2. Does insulation already meet the minimum requirements for underfloor insulation which will be compulsory from 1 July 2019?

☐ Yes ☐ No

If no, do any exceptions to the requirement to install insulation from 1 July 2019 apply? (Please explain.)

3. Date insulation was last upgraded

or N/A ☐

Date insulation was professionally assessed

or N/A ☐

4. Please explain how you plan to comply with the requirements before 1 July 2019.

Landlord Statement

I/we, Edinburgh Realty Ltd.

(name of landlord(s)) declare

that the information contained in this insulation statement is true and correct as at the date of signing and that all reasonable efforts have been made to obtain information about the location, type and condition of insulation at the premises.

Signed by:

Landlord

Date signed

13/05/19