

Agreement made this day of

23/09/2024

between

(CUTLERS LIMITED as agent) called "the landlord" whose address for service is at 709 Great King Street,
Dunedin 9016 | (03) 467 7277 | reception@cutlers.co.nz AND

called "the tenant(s)" (full name of tenant) whose address for service is at:

3 Drummond Street, North Dunedin, Dunedin 9016

and whose contact address is:

3 Drummond Street, North Dunedin, Dunedin 9016

and whose email address is:

and whose phone number is:

Jurisdiction: The parties hereby agree that the Residential Tenancies Act 1986 shall apply to and affect this agreement.

Premises:

The tenant agrees to rent the premises at

3 Drummond Street, North Dunedin, Dunedin 9016v

called "the premises"

~~Term: (Please delete one but not both)~~

~~The tenancy shall commence on the and shall be a periodic tenancy and may be terminated by either party giving notice as required under The Residential Tenancies Amendment Act 2020.~~

The tenancy shall commence on the 07/01/2025

and shall be for a fixed term and cannot be terminated with notice and will terminate on 29/12/2025

Rent:

The tenant(s) shall pay rent for the premises at \$940 per week and such rent shall be paid weekly in advance up to the termination of the tenancy. The rent is to be paid directly to the Agent's office or by automatic payment to the bank account of the agent.

Tenancy Bond:

The tenant(s) have, on signing this agreement paid to the landlord or the landlord's agent a bond of \$2,820 equivalent to 3 weeks rent, such bond to be lodged with the Bond Centre within 23 working days of receipt by the landlord or the landlord's agent.

THE TENANCY IS SUBJECT TO THE FOLLOWING TERMS:

1. **Rent Reviews.** The landlord may increase the rent. The landlord must notify the tenant in writing not less than 60 days in advance of any rent increase which will take effect not less than 365 days since the last rent increase or the start of the tenancy.
2. **Residents.** The tenant(s) agrees that the total number of residents shall not exceed

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 and that the names of all the residents (whether tenants or not) are

V		
J		
C		
E		
J		

3. **Liability.** The tenant(s) acknowledges that if there is more than one tenant that they are ALL jointly and severally liable to the landlord for any debt due to the landlord and for the performance of any covenants.

- ~~4. **Age of Tenant(s).** If any tenant(s) is under the age of 18 years and unmarried on the date of signing this agreement then that tenant must record his/her age here.~~

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~~Name of Tenant / Years / Months~~

- ~~5. **Authorised Vehicle Parking.** The landlord permits the tenant to park the following vehicle only at the tenancy premises in the space provided~~

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~~Make / Model / Reg No.~~

6. **Outgoings.** The tenant(s) shall pay for all electricity, gas, or telephone charges relating to the tenancy premises. The Landlord will pay all land rates.
7. **Subletting.** The tenant(s) shall NOT assign, sublet or part with possession of the premises or landlord's chattels.
8. **Tenant's Notice to Terminate Periodic Tenancy.** If this agreement is a periodic tenancy the tenant shall give 28 days notice in writing to the landlord at the Landlord's address for service, to terminate the periodic tenancy. A notice given by any tenant, where there are two or more tenants, shall operate to terminate the tenancy as a whole and the tenancy shall come to an end on the day referred to in the notice whether or not any other tenant shall concur with the giving of the original notice.
- ~~9. **Vehicles.** The tenant(s) shall park only the tenant's car in the space provided and shall ensure that all guests park on the street. The tenant(s) shall keep the garage or carport free from oil drippings and if necessary the tenant(s) shall supply and use a drip tray. The tenant(s) shall not repair any motor vehicle on the premises or leave any motor vehicle in any immobile condition. The tenant(s) shall keep and maintain any vehicle on the property in a reasonably tidy condition and with current registration, warrant of fitness and registration plates fitted. The tenant shall not park the authorised vehicle or any other vehicles on any lawn belonging to the premises.~~

- 10. Lawns and Gardens.** The tenant(s) shall keep the premises and lawns and gardens in a reasonably clean and tidy condition free from rubbish and papers. The tenant(s) shall not cut, damage or remove any tree, shrub or bush from the property. ~~The tenant(s) shall keep lawns mowed once per fortnight and the gardens weeded and in a generally tidy condition.~~
- 11. Property Inspection Report.** Maintenance inspections are carried out approximately every three months. Tenant(s) will be given at least 48 hours notice of each inspection. Tenant(s) are to provide access to rooms for inspections and are notified that failing to do so may make them liable for a penalty as defined by the Residential Tenancy Act.
- 12. Pets.** The tenant(s) shall not keep or feed or allow or permit any other person to keep or feed or allow any pet or other animal on or about the premises.
- 13. Alterations.** The tenant(s) may make alterations in accordance with s42A and s42b of the Residential Tenancies Amendment Act 2020. The landlord shall not withhold consent for a minor change. If a minor change is made in accordance with a request under section 42A, the tenant must, on or before the expiry of the tenancy, return the premises to a condition that is substantially the same as the condition that the premises were in before the minor change was made.
- 14. Repairs.** The tenant shall notify the landlord as soon as possible after discover of any damage or the need for repairs.
- 15. Callout Charge.** The tenant(s) shall pay any reasonable tradespersons callout charge if prior arrangements for entry are not adhered to by the tenant.
- 16. Dangerous Substances.** The tenant(s) shall not keep or store any heating device or fuel for the same in or about the premises or store any potentially combustible substance in on or about the premises unless the storage complies with the Dangerous Goods Act 1974. The tenant(s) shall not do anything which would render the premises uninsurable, or cause the insurance premium to be increased.
- 17. Drains and Wastes.** The tenant(s) shall keep all drains and sink wastes and sanitary appliances clear and free from obstruction and shall in particular not put fat down the drains.
- 18. Tenant Default.** The tenant(s) acknowledges that if the tenant shall be in default of any term of the tenancy agreement or breach any term of the Residential Tenancies Act 1986 affecting the tenant's obligations then the landlord shall be able to apply immediately to the Tenancy Tribunal for any appropriate remedy.
- 19. Notices.** The tenant(s) acknowledges that any notice shall be sufficiently served if sent to the address for service in accordance with s136 of the Residential Tenancies Act 1986.
- 20. Use of Premises.** The tenant(s) shall use the premises for residential purposes and not use them for any unlawful purpose. The tenant(s) shall not make noise or disturbance which amounts to breach of the peace, privacy or comfort of the landlord's other tenants or neighbours.
- 21. Destruction or Damage.** Should the premises be destroyed then notice may be given by either party in accordance with s59 of the Residential Tenancies Act 1986.
- 22. Ventilation.** The tenant(s) shall keep the premises well ventilated at all practical times when the tenant(s) is personally in residence to prevent build up of mould and mildew.
- 23. Landlord's Right of Entry.** The landlord or the landlord's agent has the right to inspect the premises once per month, and the Landlord's valuer shall have the right to inspect the property when preparing a report. The tenant(s) acknowledges that the failure by the tenant(s) to permit the landlord entry when the landlord is entitled to entry may constitute an unlawful act and render the tenant(s) liable to pay the Landlord exemplary damages.
- 24. Collection Costs.** If at the end of the tenancy there is an unsatisfied debt by way of Money Order, then the tenant agrees that the tenant be liable for and pay for all costs of recovery of the Money Order, which costs shall be collected by a debt collection agency. Costs payable by the debtor shall include legal fees, commissions, fees and disbursements and/or court filing fees and disbursements.
- 25. Insurance.** All tenants personal goods and furniture will only be covered by their own insurance company. This property is / is not insured. Separate excess applies to each event. A copy of the insurance policy is available upon request. The amount of excess payable is:

TBC

31. Special Terms

[illegible]

I (We) agree to rent the premises on the terms outline herein.

Signed by the tenant(s)

[Redacted Signature]

Date Signed: 23/09/2024

Signed by the landlord (as agent)

[Redacted Signature]

Date Signed: 23.09.2024

Chattels Provided by Landlord

Washer / Dryer	
5 Seater Lounge Suite	
Oven	
Pantry	
Fridge/Freezer	
Microwave	
Heatpump + remote	
LG TV + remote	

Bank Account Details:

CUTLERS LTD

06-0901-0337786-00

Rent Reference:

[Redacted Rent Reference]

Please ensure you include your unique rent reference in the 'REFERENCE' field of 'OUR STATEMENT' when you are setting up your automatic payment or making a one-off payment to us. Please include 'RENT' or 'BOND' in the 'CODE' or 'PARTICULARS' section of 'OUR STATEMENT'.

CutlersTM



TENANCY AGREEMENT

Agreement made this day of **19 / 06 / 2025**

between

(CUTLERS LIMITED as agent) called "the landlord" whose address for service is at 709 Great King Street,
Dunedin 9016 | (03) 467 7277 | reception@cutlers.co.nz AND

called "the tenant(s)" (full name of tenant) whose address for service is at:

3 Drummond Street, North Dunedin, Dunedin, 9016

and whose contact address is: **3 Drummond Street, North Dunedin, Dunedin, 9016**

and whose email address is:

and whose phone number is:

Jurisdiction: The parties hereby agree that the Residential Tenancies Act 1986 shall apply to and affect this agreement.

Premises:

The tenant agrees to rent the premises at

3 Drummond Street, Dunedin, 9016

called "the premises"

Term: (Please delete one but not both)

~~The tenancy shall commence on the and shall be a periodic tenancy and may be terminated by either party giving notice as required under The Residential Tenancies Amendment Act 2024.~~

The tenancy shall commence on the **07/01/2026**

and shall be for a fixed term and cannot be terminated with notice and will terminate on **30/12/2026**

Rent:

The tenant(s) shall pay rent for the premises at **\$940** per week and such rent shall be paid weekly in advance up to the termination of the tenancy. The rent is to be paid directly to the Agent's office or by automatic payment to the bank account of the agent.

Tenancy Bond:

The tenant(s) have, on signing this agreement paid to the landlord or the landlord's agent a bond of **\$2,820** equivalent to **3** weeks rent, such bond to be lodged with the Bond Centre within 23 working days of receipt by the landlord or the landlord's agent.

THE TENANCY IS SUBJECT TO THE FOLLOWING TERMS:

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3. **Liability.** The tenant(s) acknowledges that if there is more than one tenant that they are ALL jointly and severally liable to the landlord for any debt due to the landlord and for the performance of any covenants.
4. ~~**Age of Tenant(s).** If any tenant(s) is under the age of 18 years and unmarried on the date of signing this agreement then that tenant must record his/her age here.~~

N/A

~~Name of Tenant / Years / Months~~

5. ~~**Authorised Vehicle Parking.** The landlord permits the tenant to park the following vehicle only at the tenancy premises in the space provided~~

N/A

~~Make / Model / Reg No.~~

6. **Outgoings.** The tenant(s) shall pay for all electricity, gas, or telephone charges relating to the tenancy premises. The Landlord will pay all land rates.
7. **Subletting.** The tenant(s) shall NOT assign, sublet or part with possession of the premises or landlord's chattels.
8. ~~**Tenant's Notice to Terminate Periodic Tenancy.** If this agreement is a periodic tenancy the tenant shall give 21 days notice in writing to the landlord at the Landlord's address for service, to terminate the periodic tenancy. A notice given by any tenant, where there are two or more tenants, shall operate to terminate the tenancy as a whole and the tenancy shall come to an end on the day referred to in the notice whether or not any other tenant shall concur with the giving of the original notice.~~
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- 11. Property Inspection Report.** Maintenance inspections are carried out approximately every three months. Tenant(s) will be given at least 48 hours notice of each inspection. Tenant(s) are to provide access to rooms for inspections and are notified that failing to do so may make them liable for a penalty as defined by the Residential Tenancy Act.
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- 25. Insurance.** All tenants personal goods and furniture will only be covered by their own insurance company. This property is / is not insured. Separate excess applies to each event. A copy of the insurance policy is available upon request. The amount of excess payable is:

TBC

- 26. Definitions.** The term landlord and tenant(s) shall have the meaning ascribed to those terms in s2 of the Residential Tenancies Act 1986.
- 27. Smoking.** The tenant(s) agrees not to smoke cigarettes, cigars and the like in the premises and not to allow any other occupants, guests or invitees to smoke in the premises.
- 28. Agreement.** The tenant(s) agrees that both the tenancy application form completed by the tenant and the schedule to this agreement form part of this agreement and that the contents of the application form are true and correct.
- 29. Smoke Alarms.** Landlord must meet minimum legal requirements and ensure there is at least one working smoke alarm within three metres of each bedroom's door and at least one working smoke alarm on each storey or level. Tenants are responsible for replacing batteries and notifying the landlord of any defects.
- 30. Property Keys.** Keys will not be issued until bond is paid in full.
- 31. Special Terms**

Bond to be paid before 1st September 2025.

[illegible]

I (We) agree to rent the premises on the terms outline herein.

Signed by the tenant(s)

[Redacted Signature]

Signed by the landlord (as agent)

[Redacted Signature]

Date Signed:

25/06/2025

Date Signed:

6/23/2025

Chattels Provided by Landlord

Washer / Dryer	
5 Seater Lounge Suite	
Oven	
Pantry	
Fridge / Freezer	
Microwave	
Heat pump + Remote	
LG TV + Remote	

Bank Account Details:

CUTLERS LTD

06-0901-0337786-00

Rent Reference:

[Redacted Rent Reference]

Please ensure you include your unique rent reference in the 'REFERENCE' field of 'OUR STATEMENT' when you are setting up your automatic payment or making a one-off payment to us. Please include 'RENT' or 'BOND' in the 'CODE' or 'PARTICULARS' section of 'OUR STATEMENT'.