

## Live in a boarding house? Know your rights!

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▶ Visit our website:

[www.tenancy.govt.nz/tenants-boarding-houses](http://www.tenancy.govt.nz/tenants-boarding-houses)

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▶ Or call 0800 TENANCY (0800 836 262)

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## What is a boarding house?

- › a residential premises with one or more boarding rooms; and
- › has facilities for communal use by the tenants; and
- › is occupied, or intended to be occupied by, at least six tenants at any one time.



## What is a boarding house tenancy?

A tenancy in a boarding house that lasts, or is intended to last, for at least 28 days, and the tenant has:

- › exclusive right to occupy their sleeping quarters
- › shared use of the facilities.

## The boarding house landlord must:

- › Make sure the room is in a reasonable state of cleanliness before you start the tenancy.
- › Ensure the shared facilities are always in a reasonable state of cleanliness.
- › Maintain the property and do any necessary repairs.
- › Write and tell you at least 28 days before they put the rent up.
- › Give lawful notice to enter the boarding room.
- › Comply with all smoke alarm requirements.
- › Comply with all building, health and safety requirements.

Note: The Residential Tenancies Act 1986 does not cover people who plan to stay for less than 28 days. However, Community Law Centres and Citizens Advice Bureau can offer advice in these situations.





## 12 tips for boarding house tenants

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1. Know your rights and responsibilities and how to contact us (see overleaf).
  2. Get a written tenancy agreement.
  3. Follow the house rules.
  4. Get a receipt whenever you pay cash for rent or bond.
  5. Pay your rent on time.
  6. Tell the landlord if something needs fixing.
  7. The landlord can only enter your room in certain circumstances.
  8. Give the landlord 48 hours' notice when you want to move out.
  9. Make sure the landlord gives you the right notice when you are asked to move out.
  10. In most cases, the landlord may end a tenancy with 28 days' notice.
  11. Do not interfere with the reasonable peace, comfort, or privacy of other tenants.
  12. Letting fees and key money can't be charged to tenants.
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