

Request to make a change to the property

Date:

Dear *[enter landlord details]*

Tenancy at: *[enter tenancy address]*

I am writing to request your consent to make a change at the above rental property, as provided in sections 42, 42A and 42B of the Residential Tenancies Act 1986 (the Act).

Requested change *(insert description of change and reason for requesting if relevant)*

At the end of the tenancy (tick if applicable):

I am also seeking permission for the change to remain in place at the end of the tenancy.

If your consent to the change is provided, I understand as the tenant I will need to meet all costs related to making the change.

Tenant signature:

Notes for landlord

- › The landlord must respond to the request in writing. A response notice template is available on the Tenancy Services website¹.
- › The response must be made within 21 days after receiving the request and the landlord must indicate in the response if they consider the requested change to be a minor change (in accordance with the term as it is defined under section 42B(2) in the Act). Section 42B(2) can be found on the legislation.govt.nz website².
- › If the landlord considers that the change isn't minor, the landlord may extend the time for responding. The final response must be provided within a reasonable amount of time.
- › Withholding consent for a requested change that is a minor change under section 42B(2) of the Act is an unlawful act.
- › If the change is not a minor change, landlords cannot unreasonably withhold their consent.
- › The landlord may impose reasonable conditions on the landlord's consent.

Notes for tenant

- › Any fixtures added to the property by the tenant during the tenancy may be removed by the tenant at any time before the tenancy ends, unless removal would cause irreparable damage to the property.
- › Any fixture not removed before the end of the tenancy becomes the property of the landlord.
- › If the landlord confirms the requested change is a minor change in their response, the tenant must return the property to substantially the same condition before the end of the tenancy, unless another arrangement is agreed, eg. the landlord agrees for the minor change to remain in place. If the tenant doesn't meet this requirement it is an unlawful act and the landlord may recover from the tenant the full costs incurred when returning the property to substantially the same condition.
- › If damage is caused to the property when removing the fixture the tenant must inform the landlord immediately. The landlord can decide for the tenant to repair the damage or provide compensation for any reasonable cost to carry out the repair up to the tenant's liability limit set in section 49B of the Act.

Delivery date:

Delivery method: (tick the applicable delivery method)

- mail (*allow 4 extra working days from but not including today)
- hand into letterbox (*allow 2 extra working days from but not including today)
- email to an email address given as an additional address for service
*(*if sent by email after 5pm, allow one extra working day from but not including today)*
- hand to tenant

Note: Please ensure you keep a copy of this document for your own records.

¹ www.tenancy.govt.nz/assets/forms-templates/response-to-request-for-property-change.pdf

² legislation.govt.nz/act/public/1986/0120/latest/LMS451310.html