

18/12/2019

To whom it may concern,

We wish to express our concern regarding the removal of the 120 days' notice to vacate from the options available to landlords in the upcoming changes to the Residential Tenancy Act. We feel that the removal of this option is taking away the landlords' rights to make decisions on their own property. Without this option, our key concerns revolve around:

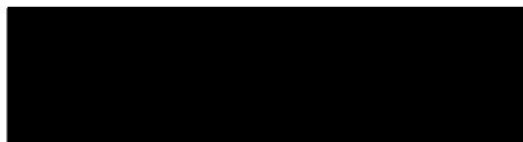
- Potential financial hardship for landlords from tenants who know how to work the new five arrears NTV before they come into effect, meaning landlords can have extended periods without income with mortgages to pay.
- Deteriorating properties where the landlord doesn't have a claim to vacate under another option. This will especially come into effect with minimum standards where landlords may not have funds to update in required timeframes and would prefer the property to be vacant until they can.
- Ability to vacate people on periodic tenancies where it is felt they are just not suited to the property (e.g. Someone moves into a farm property feeling it will be fine but can't follow the rules regarding living on a farming property (keeping stock gates closed, etc.)).
- There will be a reduction in available properties without this available to vacate tenants that are not suited, as landlords feel they are losing the rights to control their own property and will just sell instead. We have already had landlords' express concerns and enquire on selling. We already have a rental shortage making it harder for tenants to get properties now, and I can only see this getting worse with the removal of this option.

Thank you for reviewing our concerns and we hope you will take this into consideration.

Kind regards,



Sharon Jackson  
Property Manager



Melissa Ferrier  
Principal