

New Legislation Changes Effective 01 July 2009

I write to advise of the new legislation changes that will effect all owners in their decision process effective 01st July 2009.

I ask that you please take the time to read through these as they will be needed when we are to seek your instructions:

- 1. Rent bidding has been abolished**
- 2. Advertising of rental properties must be fixed price**
- 3. Two months notice is to be given for rent increases for a fixed term tenancy**
- 4. Rent can only be increased once during any six month period**
- 5. Lessors/Agents will provide tenants with *two months notice* (Without grounds) to terminate a fixed term tenancy**
- 6. Tenants can apply to the tribunal if there is a significant change from one fixed term to another**
- 7. Lessors/Agents now have additional grounds for entry**
- 8. Restrictions will apply to the days and times of days when a lessor/agent can enter a property**
- 9. Entry notices must state a time period of up to two hours within which entry will occur**
- 10. Lessors/Agents are not able to conduct an open house without the tenants written consent**
- 11. Restrictions now apply to the use of photos and other images of the property in an advertisement if the images show something that belongs to the tenant**
- 12. A tenant will be able to give two weeks written notice of their intention to leave a fixed term tenancy agreement if – within the first two months of a fixed term agreement – either the premises is put on the market for sale or the premises is entered to show a prospective buyer. This provision will not apply if the tenant receives written notice of the property being for sale prior to the agreement being entered into.**
- 13. Rent payment method options for tenants have been expanded.**

Should you have any questions or queries regarding the new legislation please do not hesitate to contact me for clarification.

Kind regards,

Kelle Wood

Senior Property Manager

Move Property Management