

Changing Tenants

The tenant must give to the landlord 21 days notice to vacate. This gives the landlord time to find a new tenant who will hopefully commence the new tenancy shortly after the property becomes vacant.

During the 21 days, the landlord or his agent may wish to show prospective tenants through the property and the tenant must give reasonable access.

In some cases where there are several tenants on the tenancy agreement and one wishes to move on and requests that his/her name be taken off the tenancy agreement, then this becomes a potential minefield. The most common method is the cross off the name of the departing tenant and has amendment this signed by all parties. A better practise is to end this tenancy, deal with rent and other issues including the bond, and then start a new tenancy. A full property inspection will need to be carried out between the two tenancies. It may take a little more time and effort but is well worth it if the tenancy later turns to custard.

The information in this article is intended as a general guide only and for more information about residential tenancy matters, contact the experts. We are the specialists.

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