

## **Notice**

Notice to vacate a rental property whether it is the landlord or the tenant giving notice is covered under the Residential Tenancies Act.

The tenant must give 21 days notice in writing to the landlord to vacate. This gives the landlord time to find a new tenant for the property. During this period, the landlord may wish to show prospective tenants the property and may do so with the prior consent of the tenant who will not unreasonably withhold this consent.

The landlord must give 42 days notice to the tenant when the property has been sold, or if the property is required for the landlords own use or for the use of a member of the landlords family.

The landlord can give 90 days notice in any other case.

Every notice to terminate a tenancy must be in writing and must identify the premises to which it relates to, specify the date by which the tenant is to vacate the premises and be signed by the party giving notice.

Note that the notice periods are clear days and in practice 2 or 3 extra days are required to cover mail delivery.

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.

Bob Vandenberg AREINZ  
Rental Property Management  
Phone 7599125