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| Title | **Demonstrate knowledge of the Residential Tenancies Act 1986** | | |
| Level | **3** | **Credits** | **4** |

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| Purpose | This unit standard is for people who operate in residential tenancy and property management.  People credited with this unit standard are able to:  – demonstrate knowledge of Residential Tenancies Act 1986 for residential property management;  – explain the processes for variation and for renewal of residential property tenancy agreements;  – explain the application of the Residential Tenancies Act 1986 in a given residential property management situation. |

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| Classification | Real Estate > Residential and Commercial Property Management |

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| Available grade | Achieved |

**Guidance information**

1 Reference

REINZ Code of Practice for Residential Property Management (Code of Practice) is available from the Real Estate Institute of New Zealand Inc. website at <http://www.reinz.co.nz>.

2 Legislation

Residential Tenancies Act 1986;

and all subsequent amendments and replacements.

3 Definition

*Industry practice* refers to activities of experienced, competent property management personnel which are in accordance with the Code of Practice and the Residential Tenancies Act 1986.

4 Assessment

Assessment against practical aspects in this unit standard must be based on evidence of demonstrated performance in the workplace or in simulated workplace situations designed to draw upon similar performance that is required in the workplace.

**Outcomes and performance criteria**

**Outcome 1**

Demonstrate knowledge of Residential Tenancies Act 1986 for residential property management.

**Performance criteria**

1.1 Explain the key terms used in the Residential Tenancies Act 1986.

Range includes but is not limited to – agent, address for service, application, access, bond, contact address, fixed-term tenancy, landlord, order, possession order, periodic tenancy, rent, tenant, work order, working day, period of notice, healthy homes standards, contaminants, unlawful acts, exemplary damages, unlawful residential premises, tenant liability.

1.2 Explain the different types of tenancies in accordance with the Residential Tenancies Act 1986.

Range tenancies include but are not limited to – fixed-term, periodic, service, boarding house, short fixed-term.

1.3 Identify tenancies that are excluded in the Residential Tenancies Act 1986.

Range two tenancies are required.

1.4 Explain the legal requirements of the tenant and landlord in relation to bond, rent, rent arrears, and rent increases in terms of the Residential Tenancies Act 1986.

1.5 Explain the rights and obligations of the tenant and landlord as defined in terms of the Residential Tenancies Act 1986.

**Outcome 2**

Explain the process for variation and for renewal of residential property tenancy agreements.

**Performance criteria**

2.1 Explain the process for variation and renewal of tenancy agreements in accordance with the Residential Tenancies Act 1986.

Range may include but is not limited to – fixed term lease breaks, assignments, reasonable costs, disclosure statements, compliance statements.

**Outcome 3**

Explain the application of the Residential Tenancies Act 1986 in a given situation.

Range situation may include but is not limited to – notice periods, breaches of tenancy agreements, access.

**Performance criteria**

3.1 Identify the relevant section or sections of the Residential Tenancies Act 1986 that apply in a given situation.

3.2 Explain the application of the identified section or sections of the Residential Tenancies Act 1986 in relation to the given situation.

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| Replacement information | This unit standard replaced unit standard 27495 and unit standard 27496. |

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| Planned review date | 31 December 2026 |

**Status information and last date for assessment for superseded versions**

| Process | Version | Date | Last Date for Assessment |
| --- | --- | --- | --- |
| Registration | 1 | 20 October 2016 | N/A |
| Review | 2 |  | N/A |

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| Consent and Moderation Requirements (CMR) reference | 0003 |

This CMR can be accessed at <http://www.nzqa.govt.nz/framework/search/index.do>.

**Comments on this unit standard**

Please contact The Skills Organisation [reviewcomments@skills.org.nz](mailto:reviewcomments@skills.org.nz) if you wish to suggest changes to the content of this unit standard.