



- 1 If I manage my own rental property, how long can I go overseas for without having to appoint an agent in New Zealand?
- 10 consecutive days
 - 14 consecutive days
 - 21 consecutive days
 - 30 consecutive days

Penalty

Landlord failing to appoint agent when outside New Zealand for longer than 21 consecutive days - \$1500

- 2 The landlord's father-in-law is a retired electrician. Can he replace a faulty light switch at their rental property?
- Yes
 - No

Penalty

Landlord failing to meet obligations in respect of, maintenance, and health, and safety requirements - \$7200

- 3 The tenant has reported the kitchen tap is leaking. You have arranged for a plumber to attend. How much notice does the tenant have to be given of the plumber turning up?
- Turn up whenever they can fit it in
 - 24 hours
 - 48 hours
 - 7 days

Penalty

Unlawful entry by landlord - \$1500

- 4 How much is the maximum bond that can be held
- 1 weeks rent
 - 2 weeks rent
 - 4 weeks rent
 - 6 weeks rent

Penalty

Landlord requiring bond greater than amount permitted - \$1500

- 5 There are 5 Standards to be met for Healthy Homes. Insulation, Draught Stopping, Heating. What are the other 2?
- Curtains
 - Smoke Alarms
 - Drainage
 - Ventilation
 - Carpets

Penalty

Landlord failing to meet obligations in respect of, the healthy homes standards requirements - \$7200 for each breach

- 6 The landlord is really keen to get a tenant into the property quickly and doesn't complete a tenancy agreement until after they are in place. Is this OK?
- Yes
 - No

Penalty

Landlord failing to ensure tenancy agreement in writing, signed, and provided to tenant - \$750



- 7 The landlord is sick of the tenant constantly paying their rent a little late each week, but they do pay the rent before the next payment is due. How much notice can the landlord give the tenant to vacate the property.
- 21 days
 - 28 days
 - 90 days
 - They can't terminate the tenancy for this reason

Penalty

Landlord acting to terminate tenancy without grounds- \$6500

- 8 The landlord has a preference for a particular type of tenant for their house. Can they discriminate by
- Age
 - Nationality
 - Religion
 - All of the above
 - None of the above

Penalty

Unlawful discrimination- \$6500

- 9 The landlord has advertised their property for \$500 per week and realised the rent is too low and asks prospective tenants how much they can pay for the property. How much can the weekly rent be
- \$500 (the amount advertised)
 - \$550 (an extra 10%)
 - \$600 (an extra 20%)
 - The tenant can tell them their best offer

Penalty

Landlord inviting or encouraging bids for rent - \$1500

- 10 What is the minimum number of weeks between property inspections
- 1 week
 - 4 weeks
 - 8 weeks

- d. 3 months

Penalty

Interference with privacy of tenant - \$3000

- 11 The property is owned by a company. How much notice do they have to give to have the property for their own use
- 21 days
 - 42 days
 - 63 days
 - 90 days
- 12 The landlord wants their son to move into the property. How much notice do they have to give to have the property for them to move in.
- 21 days
 - 42 days
 - 63 days
 - 90 days
- 13 The landlord wants to sell the property. How much notice to they have to give for the tenant to move out
- 21 days
 - 42 days
 - 63 days
 - 90 days

We will send you the answers next week. Good luck

Sharon has just returned from the annual Quinovic Conference in Taupo. It was exciting and we found ourselves amongst the three finalists in the 'Office of the year' and 'Highest Sales' (new business) categories. Congratulations to the entire team.

Please – if you know of anyone considering engaging a property manager we would love to know. Any opportunity to present ourselves in front of potential new clients is very much appreciated.

Best wishes to all
Sharon