Tenancy Agreement

Tenancy No: HO110030.001

Tenancy Details

Address Of Property	175 Victoria Street Te Aro Wellington
Tenants Name	Test Smith (The tenant(s) are over 18 years of age)
Address For Service And Contact Address	175 Victoria Street Te Aro Wellington 6011
Mobile Number	021 123 4567
Email Address used for Service	test@notarealemail.com
Alternative Service Address	example@notarealemail.com
Rent	$550.00 per Week In advance by Automatic Bank Order to Wellington Central branch of Bank of New Zealand Account: 02-0500-0972041-00 Account Name: Quinovic Property Management (or as otherwise directed by the Landlord.)
General Bond	$2,000.00
Pet Bond	$0.00
Tenancy Commenced	27 May 2026
Term Of Tenancy	A Periodic Tenancy - A tenancy with no fixed term.
Maximum Number of Persons Who May Reside In The Premises	1
Pet Consent	Not Requested
Chattels	per the appended list.

Property Manager And Landlord

Property Manager	Quinovic Property Management Ltd (trading as) Quinovic Property Management PO Box 6618 Wellington 6011
Service Address	Level 4 175 Victoria Street Wellington 6141
Phone Number	04 801 7880
Mobile Number	0275 285 2648 Mob
Email Address	enquiries@quinovic.com
Landlord	Donald McDonald

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Financial Statement

Initial Rent Payment	$550.00	(Covers 14 August 2026 to 20 August 2026)
LESS:		
Deposit Paid	$0.00	
	$550.00	
PLUS:		
General Bond	$2,000.00	
Pet Bond	$0.00	
LESS:		
General Bond Transfer As Per Certificate	$0.00	
Pet Bond Transfer As Per Certificate	$0.00	
DUE BY TENANT ON SIGNING	$2,550.00	

Terms and Conditions

LIABILITY

The Tenant (and if more than one then all of them) are jointly and severally liable to the Landlord for:-
(a) the performance of all covenants under this Tenancy Agreement and the provisions of the Residential Tenancies Act 1986 and
(b) the payment of any debts owed to the Landlord

AGREEMENT

The Tenant acknowledges that both the Tenancy Application Form completed by the Tenant and the Entry Condition Report form part of this Tenancy Agreement. The Tenant undertakes that the contents of the Tenancy Application Form are true and correct.

NOTICE

If a tenancy is periodic the Tenant must give 21 days' written notice to terminate the tenancy. A Fixed Term Tenancy ends on the agreed date. It may be extended for a further period by agreement between the parties on mutually agreed terms.

RENT REVIEWS

The landlord may review the rent from time to time and may increase the rent in accordance with section 24 of the Residential Tenancies Act 1986. No increase will take effect within 12 months after the date of the commencement of the tenancy or within 12 months after the date on which the last increase took effect.

GENERAL BOND

The General Bond shall be paid to the Ministry of Business, Innovation and Employment (Tenancy Services). The General Bond will be refunded to the Tenant on the termination of this tenancy after deduction to compensate the Landlord for any loss or damage resulting from the Tenant's failure to observe and perform the Tenant's obligations under this Agreement.

PET BOND

The Pet Bond shall be paid to the Ministry of Business, Innovation and Employment (Tenancy Services). The Pet Bond will be refunded to the tenant when there are no longer any pets being kept on the premises or on the termination of this tenancy after deduction to compensate the Landlord for any loss or pet-related damage resulting from the Tenant's failure to observe and perform the Tenant's obligation under this Agreement.

GENERAL BOND INCREASE

The Landlord, on lawfully increasing the rent, may require payment by way of General Bond of a further sum not exceeding the amount by which the rent payable for four weeks has been increased.

PET BOND INCREASE

The Landlord, on lawfully increasing the rent, may require payment by way of Pet Bond of a further sum not exceeding the amount by which the rent payable for two weeks has been increased.

OUTGOINGS

The Tenant shall pay all charges for electricity, gas, telephone, Internet and metered water supplied to the Property, and waste water if applicable.

MAINTENANCE

The Tenant shall keep the Property in a reasonably clean and tidy condition, including rubbish removal.

LAWNS AND GARDENS BY TENANT

The Tenant shall keep the gardens and grounds of the Property in a reasonably tidy condition and regularly cut the lawns (if any). This clause applies unless another clause specifically overrides it.

RENOVATIONS

The Tenant shall not make any renovation, alteration or addition to the Property. The Tenant shall not install or have installed any external radio, television, sky, or other aerial without the express written consent of the Landlord.

VENTILATION

The Tenant agrees to keep the Property well ventilated at all practical times when the Tenant is personally in residence to prevent the build-up of mould and mildew.

SMOKING

The tenant shall not smoke nor permit smoking of cigarettes, cigars, pipe tobacco, vaporisers and/or electronic cigarettes in the property. Such activity can cause a release of odours, particles and chemicals that contaminate the property, and may activate smoke alarms.

ILLEGAL SUBSTANCES

The tenant shall not possess, use nor permit the use of illegal substances in the property. Such use can damage the property and/or the health of any occupants or visitors.

USE OF PROPERTY

The Tenant shall use the Property principally for residential purposes. Any other use is permitted only after receiving the Landlord's prior written consent. The Tenant shall not use the property for any unlawful purpose. The Tenant shall not make noise or disturbance that amounts to a breach of the peace, privacy or comfort of the Landlord's other tenants or of neighbours.

ASSIGNMENT

The Tenant shall not assign, sub-let, or part with possession of the Property and the chattels (if any) or any part thereof during the term of the tenancy without prior written approval of the Landlord.

CHATTELS

The Tenant shall not remove any chattels from the Property and shall replace any damaged or lost chattels with others of like value.

FIREARMS

The Tenant shall not bring any firearms or ammunition onto the property without the prior written consent of the Landlord. Any consent given will be subject to the Tenant's full compliance with relevant firearms legislation.

DANGEROUS SUBSTANCES

The Tenant shall not keep nor store any heating device or fuel for the same in or about the Property nor store any potentially combustible substance in on or about the Property unless the storage complies with the appropriate legislation. The Tenant shall not do anything that would render the Property uninsurable or cause any insurance premium to be increased.

METH/ILLEGAL SUBSTANCE TESTING

The Tenant is advised that the property may be tested for meth or other illegal substances as required, under the Residential Tenancies Act 1986 and the Residential Tenancies (Managing Methamphetamine Contamination) Regulations 2026. If the result of a valid test exceeds the maximum acceptable level, the tenant is liable under the Residential Tenancies Act 1986 s 49B.

VEHICLES

If a garage or car parking space is provided, the Tenant agrees to keep the garage or car parking space reasonably clean and tidy and free from oil drippings, and if necessary, supply and use a drip tray. The Tenant shall not park the authorised vehicle or any other vehicle on any lawn belonging to the Property to prevent damage to the lawn.

KEYS

Upon termination or expiration of the tenancy, the Tenant shall deliver all keys and remote door openers for the Property to the Landlord on the day the Property is vacated by the Tenant, or otherwise by prior alternative arrangement made with the Landlord.

NOTIFICATION OF DAMAGE

The Tenant shall notify the Landlord as soon as possible after discovery of any damage to the Property or the need for any repairs to be carried out.

COLLECTION COSTS

If at the end of the tenancy there are debts owed by the Tenant then the Tenant shall be liable for and pay all costs of recovery of the debt, including debt collection agency costs, legal fees, court filing fees and disbursements.

LOCKS

Neither the Landlord nor the Tenant shall change the locks without the consent of the other party while this agreement is in force.

REPAIR FITTINGS

The Tenant shall make good any damage caused by the tenant to the fittings or chattels.

SMOKE ALARMS

Smoke Alarms with Replaceable Batteries: The tenant agrees that the tenant shall replace the batteries in the smoke alarms as needed to keep the smoke alarms working throughout the tenancy. All Other Smoke Alarms: The tenant agrees not to touch, tamper or disconnect the alarm (or any part of it) under any circumstances. If it can be shown that the tenant has touched, tampered with or disconnected the alarm then the tenant agrees to be liable for any and all the costs associated with such touching, tampering or disconnection, such as, but not limited to; fire brigade call out charges, contractor call out charges, body corporate charges, and building management charges.

FIXTURES TO WALLS AND DOORS

The Tenant must obtain the Landlord's written approval to affix any nails, drawing pins, pins, bluetack, cellotape, picture hooks or any similar item to any door or wall in the Property.

SWIMMING POOLS

No swimming pools are to be installed/erected by the Tenant without the written permission of the Landlord and Owner. If permission is granted, then ALL pools must comply with the Fencing of Swimming Pools Act 1987 and local council swimming pool regulations. Any costs incurred to meet such requirements are at the tenants expense. Any damage to land or buildings caused by installation of a swimming pool is to be repaired at the Tenants expense.

GARAGES AND SHEDS

Where the property has a garage or a shed, they are not intended for accommodation. They are not legally inhabitable spaces and do not comply with Healthy Homes Standards or other legislation for living or sleeping, and must not be used as a living room or bedroom. The Tenant agrees that if any person uses a garage or shed as a bedroom or living room, this constitutes a serious breach of this tenancy agreement.

PETS

The Tenant shall not keep pets on the Property without the written consent of the Landlord. In consideration of the Tenant being permitted to have a pet at the Property the Tenant shall immediately advise the Landlord of any damage caused by the pet. The Tenant shall repair any damage to the Property caused by the pet. If a pet is allowed inside the premises, the carpets in the premises must be cleaned to a professional standard at the end of the tenancy.

OCCUPANT APPROVAL

Where the Tenant is not the occupant then the Landlord and Tenant agree that the occupant shall be only the employee of the Tenant. The Landlord shall approve the initial occupant and any subsequent occupants. The approval of any occupant and any change of occupant shall not be unreasonably withheld. Any approval shall be communicated in writing. The total occupants permitted to reside in the Property shall be restricted to 1 in number. The initial occupant(s) shall be:

- **Test Smith**

SIGNING OF AGREEMENT BY FACSIMILE

The parties acknowledge that this Tenancy Agreement may be signed by the Landlord and the Tenant in one or more counterpart facsimile copies which, read together shall constitute one and the same Tenancy Agreement. The transmission of the Tenancy Agreement by facsimile or email each to the other or their respective agents shall be sufficient to constitute offer and acceptance of the terms of the Tenancy Agreement.

RENTAL PAYMENTS

The Tenant undertakes that rental payments shall be made as one (1) single payment only of $550.00 each Week by bank automatic payment directly into the Landlord's bank account.

INSPECTIONS

The Landlord may inspect the Property regularly to assess the condition of the Property and to establish any maintenance requirements. These inspections will be during normal working hours at a pre-set day and approximate time to suit the Landlord. The Tenant shall restrain the pet or pets while the landlord lawfully enters the premises. The Tenant may choose to be present at the inspection. The Landlord shall provide to the Tenant written notification of the inspection in accordance with the Residential Tenancies Act 1986. The Tenant acknowledges and accepts that photographs may be taken at any property inspection and these photographs may be made available to the Owner. The photos will be retained on file to record the condition of the Property at the time of inspection.

ACCESS TO SHOW PROSPECTIVE TENANTS

The Landlord may enter the Property for the purpose of showing the Property to prospective tenants in accordance with the rights of entry set out in the Residential Tenancies Act 1986. The Tenant is advised to be present. Whether the Tenant is present or not the Landlord will take all reasonable steps to protect the Tenant's chattels, however the Landlord does not guarantee the security of the Tenant's chattels.

DAMAGE TO PROPERTY AND/OR CHATTELS

The Tenant shall be liable for any intentional or careless damage TO THE INTENT THAT any insurance policy taken out by the Tenant should include Personal Liability cover. Any insurance cover taken by the Landlord will not cover the Tenant's liability.

BODY CORPORATE OPERATIONAL RULES

Where the Property is part of a complex all occupants are required to obey the Body Corporate Operational Rules.

FALSE CALL-OUTS

The Tenant shall pay all costs arising out of false call outs (i.e. no faults found), or resulting from misuse or damage caused by the Tenant or from false alarm call-outs.

ISSUE OF KEYS

The Landlord shall not be responsible for arranging secondary keys (or remote door openers) for the Property in the event the Tenant loses the keys, or locks the keys inside the Property. In the event a locksmith is required to gain access to the Property, this will be at the Tenant's cost.

HEALTH AND SAFETY

1. The Tenant acknowledges that the Property may be a "place of work" (as defined in the Health and Safety Work Act 2015) of Contractors and Employees of the Landlord.

2. The Tenant will:

2.1 comply with the provisions of any Health and Safety Policy given to the Tenant on any occasion on which the Landlord or its Contractors or Employees are present on the Property; and
2.2 notify the Landlord of any hazard, risk or situations which may cause harm of which the Tenant is aware.

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PRIVACY STATEMENT

Parties to this tenancy agreement are subject to the provisions of the Privacy Act 2020. Any information provided on this agreement shall not be used or disclosed, without consent, for any purpose other than the administration of the tenancy or to pursue legal action.

Quinovic may collect personal information from its maintenance service providers for the purposes of ascertaining the likely cause of any damage to the property. By signing this agreement, you authorise Quinovic to collect this information.

If the property owner secures the services of another property management agent, on request, Quinovic will disclose personal information relating to the administration of the tenancy to the new agent.

You have the right to request access to, and correction of, any personal information held about you, in accordance with the Privacy Act 2020.

LANDLORD'S STATEMENT

Insulation - Quinovic declares that the information contained in the attached healthy homes standards compliance statement is true and correct as at the date of signing and that all reasonable efforts have been made to obtain information about the location, type and condition of insulation at the premises.

Healthy homes standards - Quinovic will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act 1986. Quinovic declares that it believes the attached healthy homes standards compliance statement is true and correct as the date of signing and that all reasonable efforts have been made to obtain information about the healthy homes standards at the premises.

Insurance - The premises are covered by an insurance policy. The excess relating to your liability for destruction of or damage to the premises under the Home & Landlords Contents policy is $250 for accidental damage. If you have any questions about the insurance please get in touch with your property manager. You may request a copy of the policy.

Signature of Landlord ---------- Date / /

I OFFER TO RENT the premises on these terms and conditions.

Signature of Tenant ---------- Date / /

ACCEPTED on behalf of Landlord

(p.p. Quinovic Property Management)

Signature of Landlord ---------- Date / /

Chattel List

Address: 175 Victoria Street, Te Aro, Wellington Property Code: HO110030

The Property is provided on an unfurnished basis except for:

- Oven, Heatpump, Dishwasher

A complete chattel list will be issued to the tenant at the commencement of the tenancy.