

# Tenancy Agreement

RTA 513A minimum information designated by S.S number.

TENANCY ADDRESS	
Address	17 Lithgow Place East, Glengarry, Invercargill 9810 <span style="float: right;">1(c), 1(g)</span>

TENANCY TERM	
Term type	Fixed <span style="margin-left: 150px;">Start date</span> 13/02/2026 <span style="margin-left: 20px;">1(e)</span> <span style="margin-left: 50px;">End date</span> 12/02/2027 <span style="float: right;">1(p)</span>

PROPERTY MANAGEMENT FIRM - KNOWN AS THE AGENT FOR THE LANDLORD			
Company / Agent	Inspire Property Management		1(a)
Address for service	129 Main Highway, Ellerslie, Auckland, 1051		1(a)
Contact person	karen Auckram		
Contact phone	021974360	Contact mobile	021974360
Email address for service	invercargill5@inspireproperty.co.nz		1(aa)

**Notice to tenants** - The person/firm named in the "Property Management Firm/Agent Details", is an intermediary between the owner/principal/landlord and you as tenant. The agent is acting "as an agent for" or "on account of" the landlord.

NOTE

LANDLORD DETAILS, ADDRESS FOR SERVICE, AND CONTACT EMAIL - KNOWN AS THE OWNER / PRINCIPAL / LANDLORD	
Bing Bing Huang, C/O Inspire Property Management, 129 Main Highway, Ellerslie, Auckland, 1051, 095794050, Lisa@inspireproperty.co.nz	1(aa), 1(ab), 1(f)

CHATELS PROVIDED WITH THE TENANCY	
Fixed floor coverings, Curtains, Light fittings, Stove, Rangehood, Blinds, Heat Pump, Heat Pump Remote	1(o)

TENANCY COSTS					
Rent	\$430.00	1(i)	General Bond	\$1,720.00	1(i)
Rent frequency	Weekly	1(k)	Rent in advance	\$860.00	
Next rent payment date	19/02/2026		Pet Bond	\$0.00	
Move in total	\$2,580.00				

PROPERTY MANAGEMENT COMPANY BANK ACCOUNT			
Bank	Westpac	Account number	03-0243-0253002-000 <span style="float: right;">1(i)</span>
Account name	Inspire Property Management		
Branch	Penrose	Reference	T844488

Rent shall be paid weekly in advance up to the termination of the tenancy, direct to the bank account of the agent, details set out above. Note, payments to be made on time in a single sum.

**TENANT 1 DETAILS**

Name Jorden Gary Colin Robbie 1(b)

Cell phone 0210587144 1(ba) Home phone \_\_\_\_\_

Work phone \_\_\_\_\_ Under 18 years old?  Yes  No 1(h)

Email address of service jordenthemoonbear@gmail.com 1(bb)

Licence DZ729507 (239) Passport number \_\_\_\_\_

18+ card number \_\_\_\_\_ Extra ID \_\_\_\_\_

Address for Service - Is the tenant(s) address for service the same as the tenancy address?  Yes  No

If no, state address \_\_\_\_\_ 1(b)

Emergency contact / duly authorised agent

Name Dave Robbie

Phone 2166904 Relationship Grandad

Address 42 oreti street , Kingswell , Invercargill , 9812

**TENANT 2 DETAILS**

Name Dominica Valerie Helena Twining 1(b)

Cell phone 0210587144 1(ba) Home phone \_\_\_\_\_

Work phone \_\_\_\_\_ Under 18 years old?  Yes  No 1(h)

Email address of service dominica.mcstay22@icloud.com 1(bb)

Licence EB737941 (528) Passport number \_\_\_\_\_

18+ card number \_\_\_\_\_ Extra ID \_\_\_\_\_

Address for Service - Is the tenant(s) address for service the same as the tenancy address?  Yes  No

If no, state address \_\_\_\_\_ 1(b)

Emergency contact / duly authorised agent

Name Izzy

Phone 0221294584 Relationship Friend

Address 402 Dee Street , Gladstone , Invercargill , 9810

**ADDITIONAL RESIDENTS**

Resident details \_\_\_\_\_

**MAXIMUM RESIDENTS**

Maximum number of residents and tenants (combined) to reside at the property must not exceed 5 (Five)

**VEHICLES**

Vehicle 1 details Type: Car Registration: Hrm71 Make/Model: Suzuki, Swift (Dark blue)

Maximum number of vehicles parked on the property must not exceed 1 (One)

**MOVING SERVICES**

Electricity \_\_\_\_\_

LIABILITY			
<b>POWER</b>			
Meter number _____	Reading _____	Date monitored _____	Liability <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord <input type="checkbox"/> N/A
<b>GAS</b>			
Meter number _____	Reading _____	Date monitored _____	Liability <input type="checkbox"/> Tenant <input type="checkbox"/> Landlord <input checked="" type="checkbox"/> N/A
<b>WATER</b>			
Meter number _____	Reading _____	Date monitored _____	Liability <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord <input type="checkbox"/> N/A
GARDENS-Liability <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord <input type="checkbox"/> N/A	LAWNS-Liability <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord <input type="checkbox"/> N/A		

SMOKERS	
Smokers allowed?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

PETS	
Pets allowed?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> By Application
Each on its own merits	

**TERMS & CONDITIONS FOR AGREEMENT**

- Agreement** - The Tenant confirms they have completed the tenancy application themselves and the information contained is true and correct. The Tenant also agrees that the application forms part of this tenancy agreement.
- Applicants Consents** - I agree to the collection, use and disclosure of my personal information for the following purposes, and warrant that I have supplied all information on this form freely, including my drivers licence details and passport details. I agree that any information found through any third party databases that relates to me can also be used for the purposes outlined in this application.
- Dangerous substances** - The Tenant agrees neither to keep nor store any heating device or fuel for the same in or about the Property nor to store any potentially combustible substance in or about the Property unless the storage complies with the Dangerous Goods Regulations 1976. The Tenant agrees not to do anything that would render the Property uninsurable, or cause the insurance premium to be increased.
- Jurisdiction** - The parties hereby agree that the Residential Tenancies Act 1986 shall apply to and affect this agreement and the Tenant agrees to rent the premises at the above stated Property.
- Liability** - The Tenants hereby agree that they are jointly and severally liable to the Landlord for any debt due arising out of the tenancy agreement between the parties, and for the performance of all covenants, including the payment of rent, set out in the tenancy agreement or the Residential Tenancies Act 1986. This clause shall include the giving of Notice to terminate a periodic tenancy by any one Tenant where there are two or more Tenants, in any periodic tenancy, even if the other Tenants do not concur with the giving of the notice.
- Purpose** - The purpose for the collection of the Tenants information is: To create a tenancy agreement. To verify the Tenants identity, perform background checks, reference checks and credit checks through the Centrix and or Equifax credit bureaus or a search of the Personal Property Security Register. To check the publicly available Ministry of Justice court databases. If there is an unpaid debt at the end of the tenancy, the Tenants information may be provided to a debt collection agency for debt collection purposes. If the Tenants indicate that they would like move services such as power, internet or phone to be connected at the property a representative from Moving Hub may contact the Tenants, via phone or email.
- Recipient of Information** - The information is provided by you to the Owner/Landlord/Agent/Property Manager.
- Smoke Detectors And Escape From Fire** - The Tenant agrees not to tamper, or attempt to disable, disconnect or interfere in any way with any smoke alarm or any other means of escape from fire, and not to permit any occupant, guest, or visitor to do the same. The Tenant agrees that the Tenant is liable for checking and replacing the smoke alarm batteries. The Tenant agrees to advise the Landlord immediately should the alarm become inoperable for any reason.
- Statement of Intent** - The Tenant acknowledges that there is a legal requirement for a Healthy Homes "Statement of Intent" to be included in the tenancy agreement. There is a further legal requirement that the Statement of Intent must also be signed separately by the Landlord or Landlords Agent. The Tenant further acknowledges that the Landlord or Landlord's Agent's signature on the Statement of Intent applies only to the Healthy Homes Statement of Intent, not to the agreement itself. The tenancy agreement is legally binding only when both the Tenant and Landlord or Landlord's Agent have signed their respective "Tenancy Agreement Signature Section".
- Use of Property** - The Tenant agrees to use the Property principally for residential purposes and not use it for any unlawful purpose. The Tenant agrees not to possess or take illegal substances in the Property and not to allow any other occupants, guests or invitees to possess or take illegal substances into the Property or use the Property in any way for any unlawful purpose.
- Authorised vehicle parking** - Where the Tenant has been allocated specific car parking the Tenant agrees that they, their guests and other occupants of the tenancy will use these car parks.
- Callout Charge** - The Tenant agrees to pay any reasonable callout charge if:
  - The Tenant does not adhere to prior arrangement for entry
  - Where no fault is found
  - The repairs are due to damage or negligence by the Tenant.
 Where the Tenant requires the Landlord's Agent to instruct a contractor to attend the tenancy premises to conduct some work and if the Agent does instruct a contractor to attend the tenancy premises and the contractor cannot gain entry because of the Tenants default or does gain entry but cannot find any fault or does complete work which can be attributed to the Tenants negligence, then the reasonable cost of the contractor may be charged to the Tenant.
- Carpets, Drapes and Curtains** - The Tenant acknowledges that at the conclusion of the tenancy, the carpets will be inspected to see if they meet the standard of reasonably clean and tidy. The drapes and curtains may also be inspected to see if they too are reasonably clean and tidy, and free from mould, dirt, particles of hair and fur. If the carpets or drapes or curtains are found to be below the standard of reasonably clean and tidy, then the Landlord or Agent may require the item to be re-cleaned by the Tenant, or the Landlord or Agent may pay for the item to be cleaned to the standard

and may charge the Tenant for the cost of cleaning.

14. **Collection Costs** - If at the end of the tenancy there is an unsatisfied debt, then the Tenant agrees that the Tenant be liable for and pay for all costs of recovery of the debt, which costs shall be collected by a debt collection agency. Costs payable by the debtor shall include, legal fees, commissions, fee's and disbursements, and/or court filing fees and disbursements.
15. **Conditional Meth Clause** - In the event that the Owner/Landlord of the rental property requests a test for methamphetamine: Both the Landlord and Tenant agree that the tenancy agreement entered into, shall be subject to a test for methamphetamine to be carried out as soon as possible. (1) If the test results are less than 1.5 micrograms per 100cm<sup>2</sup> (the clean back standard) on an initial / preliminary test, then the tenancy agreement shall be deemed to have gone unconditional so far as methamphetamine contamination is concerned. (2) If the test results are more than 1.5 micrograms per 100cm<sup>2</sup> and less than 15 micrograms per 100cm<sup>2</sup> per room for any room, then the room shall be deemed to be habitable, and the Tenant shall be given the option of making the tenancy agreement unconditional on the date of the receipt of the test results by the Tenant. (3) If the test results are higher than 15 micrograms per 100cm<sup>2</sup> per room (by a comprehensive test), then the tenancy agreement shall be deemed to have never become unconditional. Any money paid shall be refunded forthwith. (4) Or the Tenant at the Tenant's sole discretion may elect to proceed with the tenancy agreement subject to the Landlord's right and obligation to have the room cleaned back to the clean back standard of 1.5 micrograms per 100 square centimetres for any applicable room, as soon as practicable. Until the room is cleaned, the Tenant agrees to keep the room sealed closed and undertakes not to use it at all.
16. **Drains and Wastes** - The Tenant agrees to keep all drains, sink wastes, and sanitary appliances/toilets clear and free from obstructions and blockages. The Tenant further agrees to flush only toilet paper or toilet tissue down the toilet, as these are designed to break down easily. Other items, such as paper towels, wipes (including those labeled as "flushable"), must not be disposed of in drains, sink wastes, or sanitary appliances/toilets, as they can cause blockages. If blockages arise due to such items, the Tenant may be held liable for the blockage and the costs of unblocking.
17. **Excessive Noise** - The Tenant agrees to keep the noise to a reasonable level and be considerate of neighbouring properties, their occupants and other Tenants.
18. **Inspections and Photographs** - The Tenant acknowledges that photographs or videos will be taken to record the condition of the Property. The Tenant agrees to move or cover any personal effects that might be photographed. If the Tenant fails to move or cover any item, then the Tenant agrees to those items being included in any photographic record.
19. **Landlord's Right of Entry** - The Landlord or the Landlord's Agent has the right to inspect the Property no more than once every 4 weeks, provided 48 hours notice has been given by the Landlord or 24 hours notice for a tradesman carrying out necessary maintenance.
20. **Lawns and Gardens** - The Tenant agrees to keep the Property including lawns and gardens in a reasonably clean and tidy condition free from rubbish and papers. The Tenant also agrees not to damage or remove any tree, shrub or bush from the Property. The Tenant agrees to keep the lawns and gardens weeded and in a generally tidy condition. The Tenant shall be responsible for the removal of garden waste.
21. **Light Bulbs** - Keeping the light bulbs in working order for the Property is the Tenant's responsibility. The Tenant agrees to use the correct light bulb for the socket, and for them to all be in working order at the end of the tenancy.
22. **Maintenance Consent** - The Tenant consents to their contact information being supplied to relevant contractors should maintenance, replacement, removal or installation work be required to be completed at the property.
23. **Maximum Numbers** - The Tenant is responsible to restrict the number of occupants residing at the Tenanted Property to the maximum number of occupants specified in the tenancy agreement.
24. **Methamphetamine Testing** - Upon proper notice, the Landlord may enter the Tenanted Property to conduct a test for the presence of methamphetamine, with or without the assistance of an expert.
25. **Outgoings** - The Tenant agrees to pay for all outgoing's exclusively attributable to the Tenant's occupation including electricity, gas, gas to heat hot water, telephone and internet charges.
26. **Pets** - The Tenant agrees not to keep or feed or allow or permit any other person to keep or feed or allow any pet or other animal on or about the Property unless the Landlord agrees otherwise and modifies this agreement in writing to reflect Landlord's permission.
27. **Property Inspection Report** - At the time of occupation, the Tenant shall complete a Property inspection Report in conjunction with the Landlord or Landlord's Agent, expressly detailing the standard of cleanliness and maintenance requirements of the Tenanted Property. If the subsequent Property Inspection Reports during the tenancy show the Tenant has not maintained the upkeep of the Property, the Landlord may issue a 14 day notice to remedy the issue.
28. **Rent Reviews** - The Landlord may review the rent from time to time and may increase the rent and bond in accordance with Section 24 and Section 18 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 last increase took effect.
29. **Repairs** - The Tenant agrees to notify the Landlord as soon as possible after the discovery of any damage or the need for repairs. The Tenant shall not arrange for any maintenance or repairs without the Landlord's prior consent.
30. **Smoking Tobacco Prohibited Indoors and Illegal Substances** - Smoking Tobacco The Tenant is prohibited from smoking tobacco products inside the premises. Any breach of this clause that results in damage, odours, or increased cleaning costs may lead to a claim for compensation and or termination of the tenancy. Illegal Substances The Tenant must not use, store, manufacture, or distribute any substances that are illegal under New Zealand law on the tenancy premises. Any breach of this clause may result in termination of the tenancy and may be reported to the relevant authorities.
31. **Subletting** - The Tenant shall not, without prior written consent from the Landlord or Property Manager: 1. Sublet or part with possession of the Property belonging to the Landlord. 2. Rent out the Property, or part thereof, on a short-term or daily basis or for the third parties' holiday purposes for financial reward. 3. Fail to continue to use Tenancy Property during the tenancy as a "principal" place of residence of the Tenant and authorised occupants. 4. Cause or permit the Landlord's insurance policy to be vitiated or to cause an increase in premium, or excess. 5. Conduct business where council consent is required without council consent. 6. Permit any person to holiday in the Tenancy Property for financial reward when that person has not been approved by the Property Manager or Landlord. 7. Rent out the Tenancy Property or any portion of the tenancy Property when the Tenant is not personally present to supervise the security of the Property and behaviour of the occupants.
32. **Tenants Obligation to Leave** - On termination of the tenancy, the Tenant shall actually quit the tenancy on the last day. The Tenant further agrees that at the termination of the tenancy, to return all pass cards, remote controlled door openers or keys belonging to the Landlord and remove all rubbish and personal belongings. Failure to do so may result in professional cleaning, replacement of keys or other costs to be paid by the Tenant.
33. **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. If the Tenant is using an LPG gas bottle heater, the Tenant must ensure that it is not used in bedrooms and at all other times ensure that the house is well ventilated. It is recommended that this type of heater is not used for Health and Safety and moisture reasons.

#### ADDITIONAL TERMS & CONDITIONS

34. **Access Cards and Keys** - In this clause, "Keys" refers to keys, pass cards, swipe cards, remote controlled door/garage door openers, security devices, and anything else of the like.

The Tenant(s) must not change the locks nor make additional Keys without prior written consent from the Landlord. The Tenant will return all Keys at the end of the tenancy and agrees to cover any locksmith charges, cost of replacement Keys, and call out fees in the case of unreturned, lost, or damaged Keys. The Tenant(s) acknowledges and accepts that the bond will not be released until all Keys are returned or replacements paid for.

35. **Access to Show Prospective Buyers** - If the Landlord decides to sell the Property, the Landlord will provide notice to the Tenant that the Property is being placed on the market. The Landlord or the Landlord's appointed Agent will enter into a showing agreement with the Tenant and then show the Property in accordance with that agreement. The Tenant must comply with the showing agreement in allowing potential purchasers and the Agent reasonable access to the Property.
36. **Aerials / Digital Television** - The Tenant acknowledges that the Property does not have a TV aerial suitable to receive Digital TV signals. The Tenant agrees not to install an aerial or fixtures to the Property without the prior written consent of the Landlord.
37. **Alterations/Renovations/Additions** - The Tenant agrees not to make any alteration to the premises without the prior written consent from the Landlord. The Landlord must consider all requests from Tenants for minor changes to the rental property and must not unreasonably withhold

consent. Responses to requests by the Tenant must be provided in writing by the Landlord within 21 days. The Tenants must return the property to a condition that is substantially the same as the condition that the property was in before any minor changes were made. For Tenants fixtures (renovation alteration or addition) it will be usual for the Landlord to require reinstatement at the conclusion of the tenancy, however the Landlord and Tenant may agree to a different arrangement in relation to the change at the end of the tenancy (for example that the change will remain in place); this agreement must be in writing and signed by the Tenant and by the Landlord.

38. **Bathroom Care** - The Tenant agrees to properly clean the bath, shower vanity and any amenities provided in the bathroom on a regular basis to avoid the build-up of calcium and hard to remove dirt. The Tenant further agrees to wipe up water spilled on the floor to prevent damage being done to the floor and subfloor.
39. **Cabins** - The Tenant acknowledges that the installation of a cabin, a shed or a tiny house, or the like is not a minor change under S 42B of the RTA. Tenants are not permitted to install a cabin, a shed or a tiny house or similar chattel without first obtaining the Landlord's consent. (See Tracy Constable V. Cooper & Co [2022] NZTT 4303368, 4301049)

The Tenant agrees not to install or erect any cabin, shed or tiny house without first obtaining the Landlord's consent.

40. **Car Parking - House Properties** - Where the tenancy is at a house property over which the Landlord has only general control, the Tenant may park cars anywhere on any concrete, asphalt, or hard surface appropriate for parking cars. The Tenant agrees not park on grassed surface if to do so, would do damage to the grassed area.
41. **Carpets and Drapes** - The Tenant agrees not to place pot plants, fridges, freezers or anything that may cause damage to carpeted areas within the tenancy premises. If the carpets and / or drapes are not maintained to a reasonably clean and tidy standard at the end of the tenancy the Tenants may be liable to have them professionally cleaned.

Should the carpets, premises or drapes smell of urine or other odours then the Tenant shall be liable to remove such smells and odours. The Landlord may at the Landlord's discretion have the carpets or the drapes or both of them deodorised to remove the smells or odours.

42. **CARS and CAR PARTS** - No unregistered vehicle is to be kept on the property, and no car parts, oil or petrol are to be kept in the garage nor on the property
43. **Contracting Back In** - The parties to this tenancy agreement hereby agree that the whole of the Residential Tenancies Act 1986 shall apply to and affect this agreement and the Tenant agrees to rent the premises stated in the tenancy agreement.
44. **Dehumidifiers** - If the Tenant uses a dehumidifier, the Tenant must ensure they use it in accordance with the manufacturer's instructions, and that it is safe to use. The Tenant must also ensure the power cords are not worn with exposed wires, that it is placed on a level surface without any obstructions, and that the air filters are not clogged or damaged and replace/clean them when needed. If the Tenant is unsure about the safety of their dehumidifier, it is recommended to have it checked by a registered electrical worker. This is in accordance with the Health and Safety at Work Act 2015.
45. **Electric Chargers for Motor Vehicles** - The Tenant acknowledges that the use of a slow / trickle charger does not require any electric installation and may be used by the Tenant, without requiring the Landlord's consent.

The Tenant further acknowledges that the installation of a fast charger at the tenancy premises requires a registered electrician to complete the installation of the inhouse cabling, and electrical safety device known as an RCD for both currents.

In any case, the Tenant agrees to ensure the cable used to connect from the wall charger unit to the motor vehicle must be placed in such manner as to not compromise the safety of any person and do no damage to the dwelling or any part of the dwelling or any doorway or window through which the cabling passes.

46. **Email address for service** - The Tenant acknowledges that the email address provided by the Tenant on this form constitutes an address for service and may be used in addition to the address of a physical place in New Zealand. The Tenant agrees that for the purposes of determining a legal address for service, the email address noted on this form by the Tenant meets these requirements and the Tenant consents to receiving communications by email. The Tenant agrees to advise the Landlord of any change to the Tenant's email address for service. If the Tenant does not advise the Landlord of any change to the Tenant's email address for service the Tenant agrees that any notices or other documents the Landlord sends the Tenant at this address for service will still be legally binding.
47. **Fire alarms or smoke alarms** - The Tenant agrees not to touch tamper or disconnect the smoke alarm, or any part of it - under any circumstances. If it can be shown that the Tenant has touched, tampered with or disconnected the fire 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. Tampering or touching the fire or smoke alarm may constitute an unlawful act under the Residential Tenancies Act 1986.
48. **Fixed term tenancies** - Note. This tenancy will automatically convert to a periodic tenancy at the end of the fixed term unless one of the following occurs:

Renewal or Extension – Before the fixed-term expiry, both parties agree in writing to extend or renew the tenancy.

Notice to Terminate – Either the Landlord or the Tenant provides written notice not to continue the tenancy. This notice must be given within the effective period, which starts 90 days before the tenancy's expiry date and ends 21 days before that date.

49. **Further Tenants** - The Tenants agree that only occupants named on the tenancy agreement are to reside at the Property. If any persons want to reside at the Property they must submit applications and go through the full vetting process. It is only with the consent of the Landlord that any new applicant will be added to the tenancy agreement as a Tenant and be allowed to reside at the Property.
50. **Guests** - The Tenant agrees to ensure that any guest invited into the Property shall not do anything which will adversely affect the peace, privacy, and comfort, or quiet enjoyment of the other Tenants in the use of the tenancy Property.
51. **Health and Safety Clause** - The Tenant agrees to notify the Landlord at the earliest moment of any health and safety issues which arise at the Tenancy Property. The Tenant agrees not to do anything at the Property that might risk or vitiate the Landlord's Insurance policy. Where the Tenant is using part of the Tenancy Property for any small business, they acknowledge that doing so makes them a "Person Conducting a Business or Undertaking" or P.C.B.U under the Health and Safety At Work Act 2015, and the Tenant agrees to promptly provide the Landlord with a copy of the Tenant's Health and Safety plans protocols on request.
52. **Heat Pump - Cleaning Filters** - The Tenant agrees to clean the heat pump(s) filter(s) approximately every 3 months to a reasonably clean and tidy standard to improve the efficiency of the heat pump(s) and to minimise the cost of its operation. This should be done by opening the heat pump(s) and wiping down the filter(s) with a wet cloth, or similar, to remove any dust that has settled on the filter. Should the Tenant require any guidance on how this should be done, the Tenant agrees to ask the Property Manager to demonstrate how this can be achieved safely under the Health and Safety at Work Act 2015.
53. **Indoor plants** - The Tenant(s) acknowledge(s) that if the Tenant has indoor plants, and they are placed on the floor, then leaking water may damage the floor. The Tenant agrees that if the Tenant has indoor plants then the Tenant will protect the floor by sitting the plants on a plate or dish to catch the water and avoid unnecessary damage.
54. **Landlord mowing lawns** - The Tenant and Landlord agree that the Landlord will be responsible for mowing the lawns.
55. **Maintenance** - The Tenant agrees to notify the Landlord immediately upon the discovery of any damage or the need for repairs to the Property. The Tenant acknowledges that only the Landlord may authorise any repairs unless it is an emergency and if the Tenant organises a trades person to complete work without permission of the Landlord, they may be liable for any cost. The Tenant acknowledges they may be liable for any damage caused by a repair which is not authorised by the Landlord.
56. **Mattresses** - No mattresses to be on the carpet, they must be raised on a bed base
57. **Mattresses on Floors** - The Tenant acknowledges that if a mattress is placed directly onto a carpeted or wooden floor, they can cause damage to the

carpet or the wooden floor. The Tenant agrees not to place any mattress directly onto a carpeted floor or a wooden floor to prevent any unnecessary damage occurring.

58. **Maximum numbers** - Where the tenancy agreement specifies a maximum number of occupants then the Tenant is responsible for restricting the number of occupants to that number.
59. **No Access to Ceiling Cavity** - The Tenant acknowledges that access to the ceiling cavity has been sealed and it is not available for Tenants storage or access at any time for any reason.
60. **No interference to neighbours** - The Tenant acknowledges that the Tenant is bound by S.40 (2) (c) of the Residential Tenancies Act 1986 and that the Tenant must not cause or permit any interference with the reasonable peace, privacy and comfort of the Landlord's other Tenants in the use of the Property or any of the Landlord's other Tenants in the Property occupied by those other Tenants, or with the reasonable peace, comfort or privacy of any other person residing in the neighbourhood.
61. **Parties** - The Tenant acknowledges that the Tenant must not cause or permit any interference with the reasonable peace, privacy and comfort of the Landlord's other Tenants, or cause or permit a breach of the reasonable peace, privacy and comfort of any other person residing in the neighbourhood. The Tenant agrees that any party held or permitted by the Tenant shall not breach this clause or the provisions of the Residential Tenancies Act 1986.
62. **Pets - Pet Bond** - For tenancies agreed to from December 1, 2025, the Tenant is required to pay a pet bond of up to two weeks' rent in accordance with Section 18AA of the Residential Tenancies Act 1986. If the rent is decreased during the tenancy, the pet bond should be adjusted proportionally. If the rent is increased during the tenancy, the pet bond may be adjusted proportionally.
63. **Rangehoods, Extractor Fans and Heat Pumps** - The Tenant agrees to keep the range hood and any extractor fan reasonably clean and in particular clean the filters of each. The Landlord agrees to regularly maintain any heat pump installed at the tenancy premises and in particular to clean the filter at regular intervals as recommended by the manufacturer.
64. **Shared Driveway** - The Tenant must ensure that they and their visitors do not park on the shared driveway. The Tenant agrees not to obstruct any neighbours parking or thoroughfare.
65. **Shower Traps** - The Tenant agrees that if the shower has a "hair trap" in the shower then the Tenant will clean the trap on a regular basis to prevent the build-up of hair in the waste pipe and thereby prevent blockages. Should the Tenant fail to clear the trap and cause a blockage, then the Tenant may be liable for the cost of a plumber to clear the blockage.
66. **Sight unseen clause** - The Tenant acknowledges that the Tenant is unable to view the tenancy property personally. The Tenant has either employed another person or firm ("the Inspector") to inspect the property or has viewed the property by photographs or video link or similar technology. In either case the Tenant is satisfied about the size of the dwelling, its address, its condition, the number of bedrooms, the neighbourhood and the amenities of the area. The Tenant acknowledges that they rely on the report from either the Inspector or the Tenant relies on photos or video link presentation to make the decision to enter into an unconditional contract to rent the dwelling. The Tenant agrees to be bound by the tenancy agreement including the commencement date, even though the Tenant may have never personally seen the physical dwelling.
67. **Smoking and illegal substances** - The Tenant(s) agree(s) not to smoke cigarettes or cigars or possess or take illegal substances in the tenancy premises and not to allow any other occupants, guests or invitees to smoke cigarettes, cigars or possess or take illegal substances into the tenancy premises or use the premises in any way for any unlawful purpose.
68. **Tenant Absence** - If the Tenant is going to be absent from the Property or the Property will be left empty for a period of 4 weeks or more, then the Tenant will advise the Landlord in writing before leaving.
69. **Tenant's insurance clause** - The Landlord advises the Tenant that it is in the Tenant's best interest to have and maintain a policy of Tenant's insurance which covers both damage or loss to the Tenant chattels and personal effects and also has a public liability / third party damage or loss, component. The Landlord cannot compel the Tenant to take out Tenant insurance but seriously recommends it.
70. **Tenants Confirmation of Ingoing Condition Report** - The condition of the premises at the commencement of the Tenancy and any additional furniture and effects will be recorded on a separate Schedule ("Property Condition Report"). This will be supplied to the Tenant by the Landlord via the email address for service and it will be the responsibility of the Tenant to return the Property Condition Report to the Landlord noting any items of difference within seven (7) days of commencement of the tenancy, otherwise the Tenant accepts the premises in the condition referred to in the Property Condition Report.
71. **Unlawful cooking tops** - The Tenant acknowledges and agrees that the Tenant will use and maintain only the cooking appliance which is installed in the Tenancy Premises. The Tenant further agrees that the Tenant will not install any form of temporary gas hob / cooking top. The Tenant further agrees to not install or use inside or outside the dwelling any L.P.G. Gas bottle connected to the cooking top. The use of temporary gas hobs inside a dwelling is a breach of the Building code known as NZ 5261/2003 and the Plumbers and Gas Fitters Act 2006. The use of such a device is a serious breach of health and safety, a breach of the above laws and the use of such a device could vitiate the Owners insurance policy. This clause shall not apply to BBQ's outside the premises.
72. **Vermin** - The Landlord will ensure the Property remains free from the presence of fleas, rats, mice, cockroaches, ants and flies ("vermin") for a period of one month after the Tenant takes possession. The Tenant agrees to contact the Landlord in writing to advise the presence of vermin within the first 30 days of occupation. At the expiry of the 30 days, the Tenant accepts liability for the presence of vermin and agrees to take steps to remove the vermin from the Property. Where the Tenant can show that they have taken all reasonable steps to maintain cleanliness and the presence of vermin was beyond their control, then the Landlord and Tenant may share the liability of eradication.

#### INSURANCE STATEMENT

Is the property insured?  Yes  No

Tenants may request a copy of the policy/policies.

Insurance type (e.g. Dwelling Insurance)

AIG

Excess information

General Excess \$1150

Meth Excess \$2500

**SMOKE ALARM DISCLOSURE STATEMENT**

Total No. of alarms at the property 1 At least one alarm per storey/level  Yes  No  
 Last checked \_\_\_\_\_ Alarm within 3 metres of all bedrooms  Yes  No  
 Checked by \_\_\_\_\_

**SMOKE ALARMS**

Type	Location	Is the smoke alarm new?	Expiry date
1. <input type="checkbox"/> Yes <input type="checkbox"/> No			

**Notice to tenants** - The person or firm named in the "Property Management Firm/Agent Details" box, is an intermediary between the owner/principal/landlord and you as tenant. The agent is acting "as an agent for" or "on account of" the landlord. The below parties agree to the terms set out in this Tenancy Agreement

NOTE

**TENANCY AGREEMENT SIGNATURE SECTION | SIGNED BY THE TENANT/S**

Tenant 1 Jordan Gary Colin Robbie Date 27-01-2026  
 Name Jordan Gary Colin Robbie  
 Tenant 2 Dominica Valerie Helena Twining Date 27-01-2026  
 Name Dominica Valerie Helena Twining

**TENANCY AGREEMENT SIGNATURE SECTION | SIGNED BY THE LANDLORD/LANDLORD'S AGENT**

Property manager signature [Signature] Date 27-01-2026 1(d)  
 of Inspire Property Management acting as agent for and on behalf of  
 the landlord Bing Bing Huang

**HEALTHY HOMES STATEMENT OF INTENT SIGNATURE SECTION | VERSION 2.0**

**Declaration by Landlord(s) in respect of S.13A (ICA) Residential Tenancies Act 1986**

Inspire Property Management acting as agent for  
Bing Bing Huang, declare:

- a. That on and after the commencement of the tenancy, I/ We will comply with the healthy homes standards as required by S.45 (1) (bb) or 66 I (1)(bb) and
- b. including any information which may be prescribed by regulations made under S. 138 B (5) and (ICB) If there is a written variation or renewal of the tenancy agreement in accordance with S.13B (1), then I/ We the landlord(s), further declare:
  - a. That on and after the time when the variation or renewal takes effect, I/ We will comply with the healthy homes standards as required by S.45(1)(bb) or S.66 I (1)(66) (as the case may be);
  - b. and including any information which may be prescribed by regulations made under S.138 B(5).

**Property management agency | Signed by the landlord/landlord's agent**

Property manager signature [Signature] Date 27-01-2026 1(d)  
 of Inspire Property Management acting as agent for and on behalf of  
 the landlord Bing Bing Huang

# Healthy Homes Statement

## TENANCY ADDRESS

Address 17 Lithgow Place East, Glengarry, Invercargill 9810

## COMPLIANCE DATE

All rental properties must comply with the Healthy Homes Standards by 1 July 2025. For new tenancies that begin on or after this date, compliance is required from the commencement of the tenancy.

## HEATING

### 1. Heating standard exemptions

No heating exemptions applies  Heating exemption  Partial exemption/Alternative options

### 2. Main living room required heating capacity

Heating capacity of the main living room 7.6 kW

### 3. Qualifying heaters

The type(s) of qualifying heater(s) installed in the main living room (e.g. heat pump, flued gas heater, modern wood burner) and heating capacity/capacities. If there is more than one, make sure to include each heater, and please note which heater has which kW:

1. Type Heat Pump Mitsubishi MUZGE42VAD Capacity 5.4 kW  
2. Type Wall fixed electric Heater Capacity 2.4 kW

### 4. Does the 'tolerance' or 'top up' allowance for existing heaters apply?

Yes  No

Heating standard assessed on 08/08/2029

## INSULATION

### CEILING INSULATION

#### 1. Does the ceiling insulation above all domestic living spaces meet the requirements of the insulation standard?

Yes - Entire premises  Yes - Some areas of the premises  No - None of the premises

Do you know the R-value of ceiling insulation when it was installed?

Yes  No

R-value of ceiling insulation when it was installed 3.3

Date insulation was installed unknown Date insulation was last inspected 08/09/2022

Type of insulation

Loose Fill Cellulose and Vermiculite & Glass wool batts and rolls

I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)

Specify all areas of domestic living spaces in the premises that don't have ceiling insulation and that are exempt from this requirement because it is not reasonably practicable for a professional to install insulation in these areas.

Lounge, Dining Room, Kitchen, Laundry and Toilet  
No Access

### UNDERFLOOR INSULATION

**2. Does the underfloor insulation meet the requirements of the insulation standard?**

Yes - Entire premises  Yes - Some areas of the premises  No - None of the premises

Specify which areas of the premises have underfloor insulation.

Hallway 1, Laundry 1, Lounge 1, Open Plan Kitchen/Dining 1, Toilet 1

R-value of underfloor insulation when it was installed 1.6

Date insulation was installed unknown Date insulation was last inspected 08/08/2022

Type of insulation

Polyester Blankets or segments

I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)

Specify all areas of domestic living spaces with suspended floors in the premises that don't have underfloor insulation and that are exempt from this requirement because it is not reasonably practicable for a professional to install insulation in these areas.

Bed 1, Bed 2, Bed 3, Bathroom, Hallway 2 - no access

**WALL INSULATION**

**3. Do the walls of the premises have insulation? Note: wall insulation is not compulsory in rental properties. You only need to include this information if it's known.**

Yes - Entire premises  Yes - Some areas of the premises  No - None of the premises  I don't know

Insulation assessed on 08/08/2022

**VENTILATION**

**1. Windows in habitable spaces**

Do all habitable rooms in the property have one or more windows, doors or skylights that open to the outside and meet the requirements below?

All habitable spaces  Some habitable spaces

List all rooms at the property and whether or not they meet the ventilation standard. If not, briefly state how the specific exemption applies.

- 1. Location Dining Room Meet requirements yes
- 2. Location Kitchen Meet requirements yes
- 3. Location Lounge Meet requirements yes
- 4. Location Downstairs Toilet Meet requirements yes
- 5. Location Laundry Meet requirements yes
- 6. Location Bathroom Meet requirements yes
- 7. Location Bedroom 1 Meet requirements yes
- 8. Location Bedroom 2 Meet requirements yes
- 9. Location Bedroom 3 Meet requirements yes

**2. Mechanical ventilation standard for kitchens and bathrooms**

Does each room in the rental property with an indoor cooktop, bath or shower have an extractor fan installed that vents to the outside and is in good working order? Complete one of sections (a), (b) or (c) for this question.

All rooms  Some rooms  Not installed in any rooms

State the diameter or exhaust capacity of each extractor fan and which room(s) they are located in, if applicable. Extractor fans that vent to the outside and were installed before 1 July 2019 don't need to meet performance requirements of the ventilation standard. In this case, state below that you are relying on the modified standard for extractor fans installed before this date. If you select qualifying ventilation, you must state the exhaust capacity and a brief description of how it meets the definition of qualifying ventilation.

1. Location Kitchen Fan installed yes Installed pre 2019 no

Fan Diameter  $\varnothing$  150 mm Fan Exhaust Capacity          l/s

2. Location Bathroom Fan installed yes Installed pre 2019 no

Fan Diameter  $\varnothing$  150 mm Fan Exhaust Capacity          l/s

Ventilation assessed on 08/09/2022

**MOISTURE INGRESS AND DRAINAGE**

1. Does the property have gutters and downpipes that efficiently drain storm, surface, and ground water to an appropriate outfall?  Yes  No

An appropriate outfall will generally be the storm water system provided by your local council. It could also be a properly working soakage system, natural watercourse, adequate water storage system or other constructed water way.

Note: It has been a requirement for all homes to have efficient drainage for the removal of storm water, surface water and ground water since 1947 as part of the Housing Improvement Regulations 1947.

2. Does the property have any enclosed subfloor spaces?  Yes  No

The subfloor is considered to be enclosed if the airflow into and out of the space is significantly obstructed along at least 50% of the perimeter.

3. Does the ground moisture barrier meet the standard?  Yes  No

Moisture ingress and drainage assessed on 08/09/2022

**DRAUGHT STOPPING**

1. Does your property have any open fireplaces?  Yes  No

1. Location - Statement Lounge  Closed/blocked  Available to request use

2. Is the property free from unintentional and unreasonable gaps or holes?  Yes  No

This includes gaps or holes that allow noticeable draughts in or out of the building. Areas include, but are not limited to, doors, windows, walls, floors and ceilings.

Draught stopping assessed on 08/09/2022

**HEALTHY HOMES SIGNATURE SECTION**

Inspire Property Management acting as agent for  
Bing Bing Huang, declare that  
all reasonable efforts have been made to ensure this healthy homes statement is true and correct as at the date of signing.

**Property manager Details | Signed by the agent acting on behalf of the Landlord**

Subsection (1CA) - New Tenancy

On and after the commencement of the tenancy, the landlord will comply with the healthy homes standards as required by section 45(1)(bb) or, for boarding houses, 66(1)(bb), and will provide all information prescribed by regulations under section 138B(5).

Property manager signature  Date 27-01-2026 1(d)

of Inspire Property Management acting as agent for and on behalf of  
the landlord Bing Bing Huang