

RESIDENTIAL TENANCY INFORMATION:

Ending your Tenancy

Giving Notice

Be sure you give the required notice (per Residential Tenancy Act) to terminate your tenancy.

If the Lease agreement is about to expire:

- Fourteen (14) days notice is required. That means we have to receive your written notice at least 14 days before the day you plan to vacate. Of course the day you vacate must be on or after the lease expiry date.

If your Lease has already expired:

- Twenty one days (21) written notice must be given.

If it is during the fixed term of the lease agreement:

Notice does not actually apply, because you are effectively "breaking your lease". In this case you will be responsible for:

- Rental up until a new tenant signs a residential tenancy agreement on the property.
- Expenses incurred in advertising to re-let the property
- A re-letting fee
- Documentation fee (\$15.00)

We will reply to your notice confirming the details and scheduling a pre-vacating inspection.

Pre-vacating Inspection

Just before you vacate, we will inspect the property (usually about 1 – 2 weeks before). This is for two reasons:

1. To inspect the property with you and determine what needs to be done, and identify any potential issues. This is to avoid problems and inconvenience at the time of vacating. The last thing you need after you've moved into another premises, is to be dealing with matters from the 'old place'. Experience tells us it is much easier for all concerned if everything is covered while you are still living there.
2. So we can report to the Owner, any maintenance or improvements that might be required. It gives us a chance to make suggestions and arrange for them to be carried out before the next tenancy.

Usually at this inspection, we arrange a time for the end of tenancy inspection.

End of Tenancy Inspection

On the final day of your tenancy, that is;

- After all items have been removed.
- The Property cleaned
- If applicable, all lawns mowed and gardens weeded

We meet with you at the Property to compare the final inspection, with the initial inspection report, on this day or another day as appropriate.

This is a thorough inspection to ensure that everything is in order. The requirement is for the Property to be left in the same condition as it was at the beginning of your tenancy, taking into account reasonable wear and tear.

The 'Residential Premises Condition Report' and any photographs are used for this purpose.

At the end of the inspection we take keys and your forwarding address (if not already obtained) , and if everything is in order, attend immediately to processing your bond.

When an Owner requires Vacant Possession.

If the Owner wishes to end the tenancy, the following applies.

If your lease agreement is about to expire:

- The Owner is required to give fourteen (14) days written notice. This can be issued for the last day of the tenancy agreement.

If your lease agreement has expired:

- The Owner is required to give you sixty (60) days written notice.

If the Property has been sold and Lease agreement expired:

- The Owner may terminate the agreement by giving thirty (30) days written notice on exchange of contracts for sale.