

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

Purpose	<p>This unit standard is for people who operate in residential tenancy and property management.</p> <p>People credited with this unit standard are able to:</p> <ul style="list-style-type: none"> – demonstrate knowledge of Residential Tenancies Act 1986 for residential property management; – explain the processes for variation and renewal of residential property tenancy agreements; – explain the application of the Residential Tenancies Act 1986 in a given situation.
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Classification	Real Estate > Residential and Commercial Property Management
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Available grade	Achieved
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Guidance Information

- 1 Reference
Property Management Institute of New Zealand (PROMINZ). *Code of Practice and Code of Ethics*, available at <https://propertyinstitute.nz>.
Real Estate Institute of New Zealand Inc. (REINZ). *Code of Practice for Residential Property Management* (Code of Practice), available at <http://www.reinz.co.nz>.
- 2 Legislation
Real Estate Agents Act (Professional Conduct and Client Care) Rules 2012;
Residential Tenancies Act 1986;
and all subsequent amendments and replacements.
- 3 Assessment Information
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 interpretations of key terms used in the Residential Tenancies Act 1986.

Range must include 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 accordance with the Residential Tenancies Act 1986.

1.5 Explain the rights and obligations of the tenant and landlord in accordance with the Residential Tenancies Act 1986.

Outcome 2

Explain the process for variation and 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.

Replacement information	This unit standard replaced unit standard 27495 and unit standard 27496.
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Planned review date	31 December 2025
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Status information and last date for assessment for superseded versions

Process	Version	Date	Last Date for Assessment
Registration	1	20 October 2016	31 December 2022
Review	2	28 January 2021	31 December 2022
Revision	3	28 October 2021	N/A

Consent and Moderation Requirements (CMR) reference	0003
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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 if you wish to suggest changes to the content of this unit standard.