

TIPS FOR TENANTS

RENEWING YOUR LEASE

Renewing a lease occurs when your current tenancy agreement expires. If there are no rent increases or changes to terms, then the process is straightforward.

If you are happy in your rental, then a safe and easy option is to renew your lease for another six or 12 months (or another agreed time).

Renewing a lease with no rent increase

If the landlord agrees to a lease extension with no rent increase for another fixed period of time, then that agreement should be reflected in writing.

This is usually in a REIWA form that your agent should provide for this purpose.

Renewing a lease with a rent increase

If a landlord plans to increase the rent with the current tenants staying on, they must negotiate the rent increase prior to the end of the lease.

The agreement as to the extended lease period and the new rent should be reflected in writing. If you have agreed upon any other new terms eg. a pet then those terms must be included in the agreement.

The rent cannot be increased during the first 30 days of a new lease period.

