

SUGGESTED TEMPLATE FOR WRITING TO MPS

The NZ Property Investors' Federation encourages all rental property providers and New Zealanders concerned about living next to antisocial tenants, to write to their local MP, especially if they are a NZ First or Labour MP.

It is free to send a letter to a New Zealand MP. The address for your envelope is:

Freeport Parliament
Private Bag 18 888
Parliament Buildings
Wellington 6160

[Click here to find details of the MP you are writing to.](#)

The following is how to address your letter:

	Name / Form of address	Salutation	Conversation
Prime Minister	Rt Hon Jacinda Ardern, Prime Minister	Dear Prime Minister	Prime Minister
Ministers	Hon [First name Last name], Minister of ...	Dear Minister	Minister
Members of Parliament	Hon [First name Last name], MP or Ms/Mr/Dr [First name Last name], MP	Dear Mr / Ms / Dr [Last name]	Mr / Ms / Dr [Last name]

Examples:

Hon Kris Faafoi, Associate Minister of Housing Freeport Parliament Private Bag 18 888 Parliament Buildings Wellington 6160 Dear Minister	Hon Paul Eagles, MP Freeport Parliament Private Bag 18 888 Parliament Buildings Wellington 6160 Dear Mr Eagles
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The following are some suggestions of how you can structure your letter and points you may want to include. These are just suggestions and you do not have to put everything in your letter or structure in the way we have suggested.

In order to get your point across, it is preferable if your letter has your own information written in your own way.

Why are you writing?

I am writing to you regarding changes to the Residential Tenancy Act, which were announced by Associate Housing Minister Kris Faafoi on November 17.

What are you concerned about?

The following is a list of some of the proposed changes. Pick the one or two that you are most concerned about and just cover these.

- Losing the ability to issue a 90-day notice without having to provide a reason.

- At the end of a fixed term agreement, Tenants being able to continue the tenancy even if I don't want the tenancy to end.
- Landlords with six or more rental properties being held to a higher account with higher penalties.
- Having to give 90-days' notice if I sell my rental with the buyer requiring vacant possession.
- Only being able to increase the rent once a year.
- Making it easier for Tenants to assign a fixed term tenancy to another person

Why are you concerned, why won't the proposals work or what are the unintended consequences?

- Won't be able to effectively manage antisocial tenants
- Concerned that neighbours and other tenants won't be willing to risk providing you with evidence to use at the tenancy tribunal.
- Won't be able to help neighbours of your antisocial tenants
- Concerned that an antisocial tenant neighbour will cause your tenant to give notice and increase the turnover of tenants in your property.

Do you have any examples of problems you have had in the past that will now be more difficult or impossible to manage?

- Have you had an antisocial tenant that disturbed neighbours or yourself in your home?
- Have you had antisocial tenants living next to your rental property?
- Have you issued a 90-day notice to manage a poorly performing tenant?
- Have you used a fixed term tenancy to ensure you could end a tenancy at a particular time if it wasn't working out.

Can you provide a realistic potential situation of problems the proposal may cause?

Call to action

Ask the MP to oppose the two or three proposals you are most concerned about. If they are New Zealand First or Labour MP's, ask them to consider the real effect of the proposals and do what they can to remove or amend them before the proposals are drafted into a Bill. If they are an Opposition MP, ask them to question the proposals in Parliament and oppose them whenever they can, for the good of all New Zealanders.