

New legislation on terminations during alert level 4

Details:

This is about future-proofing tenancy law in case we return to Alert Level 4 at some point in the future, and providing certainty and clarity for landlords and tenants. This legislation will enable tenants to comply with their obligations under the Public Health Response Order to stay home during Alert Level 4.

The legislation will be similar to last year, but with some key differences:

- Firstly, the restrictions will not apply for a fixed period of time. Instead, the restrictions will be able to be switched on and off by Ministerial order. This means that the restrictions will be more flexible and responsive as Alert Levels change.
- In addition, most existing termination notices will not be cancelled. The notice period will continue to run down while the restrictions are in place, but after the restrictions lift, tenants will get a top up to a minimum of 28 days' notice.

Like last time, landlords will still be able to apply to the Tenancy Tribunal to terminate a tenancy on limited grounds including anti-social behaviour or rent arrears of 60 days or more.

You can see the bill [here](#),

<https://www.legislation.govt.nz/bill/government/2021/0077/latest/LMS558089.html?src=qs> and a joint press release [here](https://www.beehive.govt.nz/release/tenancy-measures-introduced-further-support-covid-19-impacted-businesses-and-tenants) <https://www.beehive.govt.nz/release/tenancy-measures-introduced-further-support-covid-19-impacted-businesses-and-tenants> .

More details can also be found on the Housing and Urban Development Site

https://www.hud.govt.nz/about-us/news/providing-certainty-for-landlords-and-tenants-in-alert-level-4/?utm_source=Tenancy+Services&utm_campaign=da9ba2261b-EMAIL_CAMPAIGN_2020_03_25_03_28_COPY_01&utm_medium=email&utm_term=0_ce11ad1ef2-da9ba2261b-37021805