

Tips for Tenants

Fuses:

In the event of an electrical circuit stops working in the house please:

- Attempt to reset the circuit by pushing the circuit breaker button in the fuse box or if it is an older ceramic type fuse please replace the fuse wire in the fuse with the same rated fuse wire. Replacement fuse wire can be purchased from the supermarket or general hardware shop.
- If the fuse blows again please check the appliance that was last used, as it is likely to be faulty.

Insinkerators:

It is important not to put too much material down the Insinkerator at any one time and to allow for a lot of water to be run through the Insinkerator when it is in operation.

If the Insinkerator stops and becomes blocked it can often be fixed by using a plunger over the Insinkerator hole and blocking off any adjoin plugs.

Recycling bins:

If you need a recycling bin these can be purchased from the Wellington City Council Services Centre.

Light bulbs:

These are a consumable in the house and it is expected that you should purchase and replace light bulbs as necessary during the term of your tenancy. This includes all different types of light bulbs including halogens and energy efficient light bulbs.

Insurance:

The landlord recommends that the tenants have their own contents insurance. Under the RTA, tenants are liable for any damage they, or their invited guests, cause intentionally or carelessly. Even if you are not named on the Tenancy Agreement, you should have, contents insurance policy to protect your belongings and personal liability policy to protect you from any careless damage you or your invited guests may cause to the property. If an insurance company pays out a landlord for damage and believes that a tenant is liable for that damage, the insurance company may seek compensation from the tenant. Personal liability insurance may protect you in this situation.

Tenancy Departure Checklist

Please note that prior to your leaving the following will need to be done:

- Inside and outside of apartment is left free of any rubbish (including full rubbish bags)
- All you own furniture; personal belongings, empty boxes etc. are removed (including from any common area's, basements or lofts)
- All floors are clean and vacuumed/washed. The carpeted areas may need to be professionally cleaned (I recommend Chem Dry if you would like to use them ph. 473 3399)
- Skirting boards, shelves flat surfaces and windowsills wiped clean
- Clean the oven and any other appliances applicable with this tenancy inside and out. It is most important that the oven is left thoroughly and properly clean. It is necessary a professional cleaner should be employed
- Clean bathroom areas
- All utilities are paid for the date of departure
- All rents re paid to the date of departure
- All sets of keys, cards and letterbox keys are returned at the time of inspection
- Any defects or maintenance items are reported to the property manager on or preferably before departure.

Please could you ensure that all cleaning is done thoroughly and properly