

### **Tips for when the property you are renting goes into receivership**

The following tips are a guide to help you when a receiver is appointed to the property you are renting.

1. Your tenancy continues and you have a right to remain in the property.
2. If you have a current lease the receiver should honour the pre-existing tenancy terms and conditions.
3. There is no legal obligation on you to sign a new lease if you do not wish to do so.
4. Your tenancy can only be ended by the serving of valid notice in accordance with the Residential Tenancies Act 2004.
5. The receiver must provide you with a deed of appointment for your property (this is the document signed by the landlord's bank which confirms the bank have appointed a receiver).
6. Get the receiver to confirm if they will take on the responsibility of returning your deposit at the end of the tenancy.
7. Get confirmation from the receiver that in addition to accepting the rent that they will take on responsibility for ongoing tenancy issues such as maintenance and repairs.
8. If the receiver will not confirm that he has become the landlord and/or the original landlord continues to demand rent or indicate that the receiver is to be ignored, contact Threshold for further guidance.