

# Heraldhomes – RENTALS

## Pass on the bad news

It makes good sense for landlords to share information about bad tenants, says **Diana Clement**.

As a landlord, you're probably happy to see the back of a bad tenant.

But don't just put it down to experience. You can warn other landlords by using bad tenant websites. What's more, a new database recording Tenancy Tribunal orders has been launched, helping you avoid other landlords' bad experiences.

The most widely used bad tenant database is that of Tenancy Information New Zealand, [www.tinz.net.nz](http://www.tinz.net.nz), which has more than 33,000 tenants listed.

Landlords and property managers who join the system can upload information about tenants including general references, 10-day notices, Tenancy Tribunal judgments and bad debts. Anyone who is a member can search the database.

Every time details of a prospective tenant are entered, that search is recorded on the TINZ database. That catches tenants who are making multiple applications or using different addresses each time they apply for properties.

The annual membership of TINZ ranges from \$40 to \$160 plus GST, and users pay over and above that for database searches such as credit

checks, drivers' licence verification or duplicate tenancy agreements.

NZ Property Investors Federation and REINZ members get a 20 per cent discount.

Any tenancy debts recorded on TINZ are also uploaded to the Veda Advantage [formerly Baycorp] system. TINZ also enables landlords to

do Veda Advantage credit checks for between \$5.40 and \$15 each plus GST depending on membership level. This avoids the need to pay for Veda Advantage membership as well.

The Real Estate Institute of New Zealand (REINZ) also has a database for use by its members. It only records information about tenants who have rented a

property through REINZ agents.

Up until 10 days ago, Tenancy Tribunal orders were not available online. On October 17, more than a year behind schedule, the Ministry of Justice launched a new database of tribunal orders that can be viewed by landlords.

The system, which can be found at [www.tenancytribunal.govt.nz](http://www.tenancytribunal.govt.nz), is free to use and doesn't require registration to access.

Its downside is that it only records orders

made by the tribunal. It doesn't record other information such as bad debts.

The tribunal makes about 20,000 orders a year and orders will stay online for three years before being removed, giving tenants the opportunity to start afresh.

Allan Preece, owner of Urban Realty, a rental management agency in Pukekohe, says his

company checks every prospective tenant on the TINZ database.

The day Heraldhomes contacted Preece he had discovered that a prospective tenant, who claimed to have a squeaky clean record, had three tribunal orders registered against him and \$18,000 of bad debts. Preece expects to use the tenancy tribunal database in addition to TINZ.

