

# Know your housing rights

At CAB, we're often asked for help by both tenants and landlords who want to know their rights and responsibilities under the Residential Tenancies Act.

By law, any tenancy agreement must be in writing, signed by both parties, changes recorded and signed, and the tenant given a copy.

Just one person can sign, but if friends are sharing, it's safer for all to sign, because it makes everyone jointly responsible if any problems occur.

Most tenancies are either periodic (no fixed date for end of tenancy, and landlord and tenant have different rules for giving notice) or fixed-term (have start and end dates).

It's harder to end a fixed term tenancy earlier than the agreed date.

Even if there's no written agreement, things like prior notice and frequency of inspections, repairs and maintenance, health and safety are covered by the Act.

While verbal agreements count, it's harder to resolve a dispute, especially if there's a disagreement over what was agreed in the

Citizen's Advice



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## USEFUL FACTS:

Rent can only be increased every 180 days. Landlords must reach an agreement with their tenant about times and frequency for showing prospective buyers through, and tenants can't be unreasonable.

If the wiring is a threat to health and safety, the tenant can organise the repairs and claim reimbursement, as long as the landlord has been notified first.

A landlord can claim for damage, cleaning, rent arrears, items missing or gardening.

For more information, call CAB's friendly volunteers. We help anyone with free, confidential advice about renting, flatting, and many other issues.

Citizens Advice Bureau Nelson Tasman can be contacted at its offices at 9 Paru Paru Rd, Nelson, by phoning 548 2117, emailing cab.nelson@xtra.co.nz or online at cab.org.nz.

first place. It's best to have a property inspection before moving in, with the report signed by both tenant and landlord.

You can refer to this if there is a dispute over the property's condition at the end of the tenancy.

Starting a tenancy can be expensive.

A landlord can require two weeks rent in advance, and up to four weeks rent as a bond.

This must be lodged with the Building and Housing Group. (dhh.govt.nz).

A letting fee, (usually one week's rent) lawyer's fees, and an option to rent amount (another week's rent which may be forfeited if you decide not to occupy) soon adds up.

Work and Income may assist with accommodation costs.



**Pizza time:** Authors Karen Price, left, and Karen Stade, with Pauline Esposito, right, of Club Italia, promote the club's Italian Harvest fundraiser for a forthcoming history book on Nelson's Italian community.

PHOTO: MARTIN DE RUYTER

## Italian legacy explored – with pizza and music

If authentic Italian pizza presses your buttons, then you'll want to be at Club Italia, on Trafalgar St, this Sunday.

As part of Nelson City Council's Heritage Week, Club Italia is hosting a fundraiser for a forthcoming book by local historians Karen Price and Karen Stade on the city's the early Italian settlement.

The event will be a chance to enjoy pizza and music and an opportunity for the authors to tell people about their book, the first on Nelson's Italian community.

The book, as yet unnamed, will

be published through Karen Price's graphic design company, Contexto, and Sunday's fundraiser is the club's contribution to the project.

The event runs from 6pm till 9pm at Club Italia, opposite Trafalgar Centre. Tickets (from Romanos, at 31 Trafalgar St, and on the door for \$20) include pizza. A cash bar will be available.

Nelson's Heritage Week starts on Saturday. Check out the advertising feature on page 21, see the story on page 12 or visit nelsoncitycouncil.co.nz for programme details.

## ELISE HAIR DESIGN

ADVERTISING FEATURE

### Hairdressing has a special calling for Elise's professional team of talented creative stylists

Elise Hair Design is a friendly salon with a strong sense of professionalism and a high standard work ethic which produces excellent results for all clients.

The salon is owned by Sarah Reid, a senior stylist with 13 years' hairdressing experience. Sarah started her apprenticeship at Elise straight after her final year of college. She qualified in 2004 and has been at Elise ever since. After nine years of working in the salon, she was offered the opportunity to purchase it and has now owned it for four years. "I haven't looked back since. I love it," she says.

Elise covers all aspects of hairdressing including: cuts and colours, hair ups and makeup for special occasions, chemical straightening, colour removal, human hair extensions, perms, blow waves, sets and more. Sarah herself has a love for, and specialises in, colour work and cutting, for both long and short styles.

"I have a colour penchant leaning towards soft creamy blondes, rich, natural, earthy tones, as



well as bright colours with a vibrancy that has that 'wow' factor," she explains.

She and her staff constantly receive in-salon training and attend off-job training to keep in tune with the latest trends, fashions and product availability, and, as Sarah says, "To satisfy our ever growing passion for knowledge related to our industry which is always changing".

Elise Hair Design is a full Joico stockist salon, but also carries Fudge, Moroccanoil, Schwarzkopf, Wella brands. It utilises in-salon GHDs and Cloud 9 heat styling tools.

#### Emma Posa – Senior stylist

Senior stylist Emma Posa has 12 years' hairdressing experience. She trained in Auckland with Servilles Academy, and also attended Winters Academy and then HITO. Emma joined Elise after taking a year's break from hairdressing and has been with the salon for over a year now. She had previously worked in two salons in the region, one on Bridge St, Nelson and the other in Monaco.

Emma has a strong passion for hairdressing in all its forms; she excels at special occasion hair-ups and colour work.

Elise Hair Design invites any of Emma's previous clients who have been to her throughout her time in hairdressing to contact her. New clients are most welcome also.

#### Hannah Crane – Senior stylist

Hannah has recently relocated to Nelson after working as a senior stylist in Auckland. She has four years working experience and studied at Premier



Emma



Hannah



Lisa

Hairdressing College, qualified, and received her national certificate while working at Studio 201.

The variety of clients and therefore the hairdressing "disciplines" that come with working in a salon are what Hannah loves and she thoroughly enjoys all that hairdressing has to offer her. She feels in her element when creating custom colours and styles for all her clients and loves to add that little bit of individuality and creativity.

Hannah is doing part time hours at the moment, but would love to increase that to full time work. So anyone who happens to be searching for a fabulous new stylist, give Elise Hair Design a call at any time to book an

appointment with Hannah.

#### Lisa Gill – Apprentice

Second year apprentice Lisa has moved to Nelson from Golden Bay to pursue her hairdressing dream. Lisa has completed the first year of her apprenticeship studying at NMIT and has been waiting to start her

second year. She will continue to train at Elise until fully qualified and will then work alongside the team in a senior position.

Lisa enjoys her role at Elise and is always excited to learn new techniques and perfect what she has already learnt during her years in the industry. Lisa is currently at the stage where she's mastering the art of perming, setting and blow waving, along with some great colouring techniques.

Lisa is constantly on the lookout for models for in-salon training, a lot of which is free of charge, and also models for assessments. Give the salon a call if you are interested in a modelling opportunity.

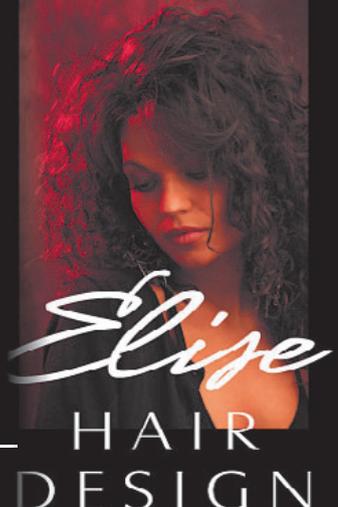
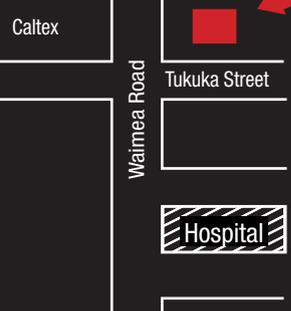
## Welcome Experienced Stylists - Emma & Hannah

NEW CLIENTS

# 20%

Book in for a colour or a cut and blowwave, with either of these talented stylists and receive OFF YOUR SERVICE with this coupon

\*Please mention coupon when booking new clients only minimum booking \$49



44 Tukuka Street, Nelson to book call: 03 548 0258