# Detailed Reference Guide 1: Change in terminology and change to structure of ‘Part 6 – Termination’

This reform starts on 29 March 2021.

## New requirement

### Change in terminology

The terminology for residential tenancies is changed as follows:

* tenants are now renters
* landlords are now residential rental providers (‘rental providers’)
* tenancy agreements are now residential rental agreements (‘rental agreements’)
* rooming house owners are now rooming house operators.

The definitions have not changed.

### Change to structure of ‘Part 6 – Termination’

Provisions relating to termination of rental agreements, residency rights in rooming houses and caravan parks, and site agreements in Part 4A parks have been relocated within the *Residential Tenancies Act 1997* (the Act).

Previously provisions relating to termination of each rental type were all included in Part 6 of the Act.

Now, former Part 6 of the Act has been split up and the provisions relating to termination of each rental type are included in the Part of the Act which governs that rental type, as follows:

* Division 9 of Part 2 – Termination of residential rental agreements
* Division 10 of Part 3 – Termination of residency rights in rooming houses
* Division 9 of Part 4 – Termination of residency rights in caravan parks
* Division 11 of Part 4A – Termination of site agreements in Part 4A parks.

These changes are technical in nature and do not impact on the operation of the provisions relating to termination of a rental agreement. Because of the relocation of these provisions they have been assigned new section numbers.

## Previous requirement

Previously, the terms ‘tenant’, ‘landlord’, ‘tenancy agreement’ and ‘rooming house owner’ were used in the Act.

Provisions relating to termination of each rental type were all included in Part 6 of the Act.

## Relevant legislation in the *Residential Tenancies Act 1997*

Note: The definitions of ‘renter’, ‘residential rental provider’, ‘residential rental agreement’ and ‘rooming house operator’ are contained in section 3.

Note: This was Reform 1 in the Fairer Safer Housing review.