

21 October 2024

Andy R  
[fyi-request-28440-aa4ef541@requests.fyi.org.nz](mailto:fyi-request-28440-aa4ef541@requests.fyi.org.nz)

Dear Andy

Thank you for your request of 19 September 2024 to Kāinga Ora – Homes and Communities, requesting information about Tenancy Tribunal actions, evictions, and relocations under the Official Information Act 1982 (the Act). I have answered your questions below.

- 1. How many applications to the Tenancy Tribunal for an order terminating the tenancy on the ground of anti-social behaviour have been made by Kainga Ora since 27 November 2023?**
- 2. On how many occasions, if ever, has the Tenancy Tribunal made an order terminating the tenancy of a Kāinga Ora tenant on the grounds of anti-social behaviour (section 55A of the Residential Tenancies Act 1986) since 27 November 2023?**
- 3. How many Kāinga Ora tenancies have been terminated for anti-social behaviour since 27 November 2023?**
- 4. How many Kāinga Ora tenancies have been terminated after being initiated by Kāinga Ora since 27 November 2023?**

For the period 1 December 2023 to 30 September 2024, Kāinga Ora applied to the Tenancy Tribunal to terminate nine tenancies under section 55A of the Residential Tenancies Act (RTA). Of these, six termination orders were made by the Tribunal. The remaining three applications Kāinga Ora has made to the Tenancy Tribunal are currently in progress and have not yet been heard at Tribunal.

Kāinga Ora reports this information by month. Please note that the above information relates only to applications for tenancy terminations under section 55A of the RTA, as requested.

- 5. How many evictions from Kāinga Ora homes, if any, have occurred since 27 November 2023?**

Eviction is a specific process involving the District Court, and only happens if a person refuses to leave the property after their tenancy has ended. Between 1 December 2023 and 30 September 2024, 22 evictions were required from Kāinga Ora properties.

- 6. How many times has Kāinga Ora sought to have a tenancy terminated through the Tenancy Tribunal each month since 27 November 2023 and what was reason for the end of the tenancy (e.g. anti-social behaviour, illegal activity, abandonment of property, rent-arrears etc.)?**

Between 1 December 2023 and 30 September 2024, Kāinga Ora applied to the Tenancy Tribunal 265 times to terminate a tenancy. Note that this includes all applications to terminate a tenancy, not just those made under section 55A of the RTA. It is important to keep in mind that not all of these applications resulted in a tenancy termination, with some applications withdrawn prior to being heard by the Tribunal. Additionally, not all applications result in a termination outcome.

**Applications to the Tenancy Tribunal seeking termination of a tenancy**

Month	Abandonment/ Non- occupation	Access/ Property Condition	Disruptive Behaviour	Rent	Other	Total
December 2023	1			1	1	3
January 2024	2			1	2	5
February 2024	4			1		5
March 2024	5			2	3	10
April 2024	10	1	4	3	2	20
May 2024	4		1	2	4	11
June 2024	8		5	12	5	30
July 2024	9	1	8	30	2	50
August 2024	16		5	53	2	76
September 2024	10		10	34	1	55
<b>Total</b>	<b>69</b>	<b>2</b>	<b>33</b>	<b>139</b>	<b>22</b>	<b>265</b>

**7. How many households have been relocated by Kāinga Ora for anti-social behaviour annually since 27 November 2023?**

Sometimes continuing a tenancy is not in anyone's best interests. If a customer is willing to move, we can move them to another Kāinga Ora home without needing to use any of the tools available under the RTA. Kāinga Ora typically finds that most customers take moving to a new home as an opportunity to make a fresh start without further issues.

**Kāinga Ora tenants relocated due to antisocial behaviour**

Month	Tenancies relocated
31/12/2023	27
31/01/2024	13
29/02/2024	18
31/03/2024	22
30/04/2024	25
31/05/2024	26
30/06/2024	20
31/07/2024	29
31/08/2024	33
30/09/2024	22
<b>Grand Total</b>	<b>235</b>

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or Freephone 0800 802 602.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests/> with your personal information removed.

Yours sincerely



Nick Maling  
**General Manager – National Services**