

33847 (2025) Tamatha Paul to the Minister of Housing: How many investigations into breaches of the Residential Tenancies Act have the Tenancy Compliance and Investigations Team undertaken in each year since 2017, broken down by type of breach?

Tenancy Services Response:

- Please refer to the table below.

	2018	2019	2020	2021	2022	2023	2024	2025	Grand Total
HHS - General				10	62	155	57	17	301
HHS r13 - Ceiling Insulation				6	177	351	1115	381	2030
HHS r15 - Underfloor Insulation				7	172	353	1108	382	2022
HHS r21 - Ventilation Openable windows or doors				3	163	323	1061	816	2366
HHS r23 - Extractor Fans				8	199	387	1122	825	2541
HHS r25 - Open Fire not blocked				2	110	215	1021	368	1716
HHS r26 - Unreasonable gaps and holes				2	186	405	1136	397	2126
HHS r27 - Drainage				2	181	364	1130	385	2062
HHS r28 - Moisture Barrier				3	177	361	1130	396	2067

HHS r40 - Documents not retained				1	2	17	14	1	35
HHS r8 - Heating Standard				15	215	413	1151	825	2619
RTA s108(2A) - Breach of work order without reasonable excuse.				1		3			4
RTA s12 - Unlawful discrimination.		5	2	4	9	5	6	2	33
RTA s123A(4) - Landlord failing to provide required documents to chief executive.	2	11	7	8	19	23	20	7	97
RTA s126J(1) Failure to comply with improvement notice							5		5
RTA s13 - Keeping written Tenancy Agreements			12	31	104	98	66	7	318
RTA s133 - Landlord failing to provide Tenancy Agreement to chief executive					3	3	2		8
RTA s137(2) - Contracting to contravene or evade the	4	42	56	41	49	83	79	23	377

provisions of this Act.									
RTA s13A(1A) – (1C): Non-compliance with Insulation Statement requirements	212	1231	1410	1497	2261	1280	338	75	8304
RTA s13A(1AAA) - Non-compliance with specified contents of T/A					13	52	48	71	184
RTA s13A(1CA) - (CB): Non-compliance with Healthy Homes Statement requirements		60	107	113	414	475	1214	407	2790
RTA s13A(2): Non-compliance with Insurance Statement requirements		37	95	113	191	168	141	104	849
RTA s16A(6) - Landlord failing to appoint agent when outside New Zealand for longer than 21 consecutive days.	2	7	9	8	124	168	144	50	512
RTA s17 - Requiring key money.	4	18	7	6	11	5	4	2	57
RTA s17A - Requiring Letting Fee.	4	30	17	1	8	6	4	1	71

RTA s18 - Landlord requiring bond greater than amount permitted.	3	4	2	5	8	3	4	3	32
RTA s18A - Requiring unauthorised form of security.	1	3	3	2	2	1	1		13
RTA s19(2) - Breach of duties of landlord on receipt of bond.	39	141	138	122	229	235	170	49	1123
RTA s22F - Advertising not stating rent amount				14	15	3	9	7	48
RTA s22G - Rent Bidding				5	1	1	1	2	10
RTA s23 - Landlord requiring rent more than 2 weeks in advance or before rent already paid expires.	3	16	12	9	13	16	16	2	87
RTA s24(1) - Rent Increase				9	16	32	21	1	79
RTA s27(2) - Landlord requiring rent in excess of market rent order.			2	2	2	3	1		10
RTA s29 - Failure by	2	5	4	1	4	9	4		29

landlord to give receipts for rent.									
RTA s30(2) - Landlord failing to keep records.	2	5	7	2	18	10	8	1	53
RTA s32 – Accelerated Rent or Damages	2	11	3	1	2	13	2		34
RTA s33 - Landlord seizing or disposing of tenant's goods.	1	6	5	1	6	9	1	1	30
RTA s38(3) - Interference with privacy of tenant.	2	20	39	17	48	60	52	18	256
RTA s42A - Tenancy Fixtures/Minor Changes							4	1	5
RTA s43B - Assignment				3	1		1	1	6
RTA s44(2A) - Assigning or subletting a tenancy when prohibited to do so or without the landlord's written consent.		2	2						4
RTA s45 (1A) – Landlord's failure to meet obligations in respect of cleanliness, Maintenance, health and	68	269	333	208					878

safety or building requirements.									
RTA s45(1) - General				1	97	51	27	12	188
RTA s45(1)(a) - Landlord's failure to meet obligations providing the premises in a reasonable state of cleanliness			25	10	72	76	77	39	299
RTA s45(1)(b) - Landlord's failure to meet obligations providing and maintaining the premises in a reasonable state of repair			28	23	304	401	262	85	1103
RTA s45(1)(c) - Landlord's failure to comply with requirements in respect of buildings, health and safety			2	12	159	231	183	50	637
RTA s45(1A) – Landlord’s failure to meet obligations in relation to INSULATION	14	972	1463	1423	2062	1227	139	55	7355
RTA s45(1A) – Landlord’s failure to meet	40	1199	1394	1395	2037	1350	2673	786	10874

obligations in relation to SMOKE ALARMS									
RTA s45(2A) - Landlord interfering with supply of services to premises.	2	2	13	6	9	13	11	3	59
RTA s45B - Installation of Fibre					1		1		2
RTA s46(3) - Altering locks without consent of other party.			3		3	1	1	4	12
RTA s48(4)?(a) - Unlawful entry by landlord.	1	17	18	16	35	34	30	2	153
RTA s51 - Landlord Invalid Termination	1			14	32	53	29	4	133
RTA s54(3) - Retaliatory notice of termination.	6	11	13	10	17	25	19	7	108
RTA s56B - Family Violence - General (note in comments the specifics)					1	2	2	1	6
RTA s66G(4) - Harassment of tenant in boarding house.		6	4	2	10	8	2	2	34
RTA s66I (4) - Landlord of	55	20	30	25	113	137	7	2	389

boarding house failing to meet obligations in relation to INSULATION									
RTA s66l (4) – Landlord of boarding house failing to meet obligations in relation to SMOKE ALARMS	53	20	28	15	115	198	27	5	461
RTA s66l(1) - General					24	22	15	5	66
RTA s66l(1)(a) - Landlord of boarding house failing to meet obligations providing the premises in a reasonable state of cleanliness			2	2	20	59	15	4	102
RTA s66l(1)(b) - Landlord of boarding house failing to meet obligations providing and maintaining the premises in a reasonable state of repair			2	3	30	63	24	5	127
RTA s66l(1)(c) - Landlord of boarding house failing to comply with			2	2	29	90	25	7	155

requirements in respect of buildings, health and safety									
RTA s66I(4) - Landlord of boarding house failing to meet obligations in respect of cleanliness, Maintenance, health and safety or building requirements.	14	44	34	29					121
RTA s66J(4) - Landlord of boarding house interfering with services or failing to advise that premises on the market.			2	1	1	1	1	1	7
RTA s66P(4) - Landlord of boarding house failing to comply with order relating to house rules.	2	4	1	4		2	1		14
RTA s66T(1) - Contraventions relating to entry, or attempted entry, of tenant's room in boarding house.		4	2	1	1	5	3	1	17

RTA sch5 cl 12 - Rent increase unlawful COVID		1	6						7
RTA sch5 cl 4 - Restrictions on termination of tenancy COVID			26	1	1	1			29
Total number of cases	355	1676	1830	1803	2957	2344	3334	1496	

Notes:

- Comprehensive breach data was not collected in a systematic way prior to the introduction of the -TIKA database and therefore data prior to 2018 has not been provided.
- The data set includes all cases entered in TIKA, between 13 April 2018 and 30 June 2025 which have subsequently been closed or closed with compliance monitoring.
- Not all cases received in 2025 have been closed which accounts for the lower number of breaches recorded for 2025
- The count is a count of cases where a breach was found but there may be more than one breach found per case.