

33845 (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 that identified breaches, broken down by type of breach?

- **Tenancy Services Response:**
- Please refer to the table below.

Breach Type	2018	2019	2020	2021	2022	2023	2024	2025	Grand Total
HHS - General				6	17	18	4		45
HHS r13 - Ceiling Insulation				1	29	25	61	9	125
HHS r15 - Underfloor Insulation				1	13	25	43	5	87
HHS r21 - Ventilation Openable windows or doors				1	12	9	19	4	45
HHS r23 - Extractor Fans				4	57	88	98	27	274
HHS r25 - Open Fire not blocked				1	1	5	16	1	24
HHS r26 - Unreasonable gaps and holes				1	33	67	84	21	206
HHS r27 - Drainage				2	36	46	61	10	155
HHS r28 - Moisture Barrier				2	26	28	55	7	118
HHS r40 - Documents not retained				1	2	2			5
HHS r8 - Heating Standard				5	42	71	99	23	240
RTA s12 - Unlawful discrimination.			1		5	3	1		10
RTA s123A(4) - Landlord failing to provide required	1	8	6	6	15	23	16	7	82

documents to chief executive.									
RTA s126J(1) Failure to comply with improvement notice							5		5
RTA s13 - Keeping written Tenancy Agreements			11	17	42	31	33	1	135
RTA s133 - Landlord failing to provide Tenancy Agreement to chief executive					3	2	2		7
RTA s137(2) - Contracting to contravene or evade the provisions of this Act.	2	36	37	25	37	57	46	7	247
RTA s13A(1A) – (1C): Non-compliance with Insulation Statement requirements	25	500	495	490	758	489	130	23	2910
RTA s13A(1AAA) - Non-compliance with specified contents of T/A					8	37	32	21	98
RTA s13A(1CA) - (CB): Non-compliance with Healthy Homes Statement requirements		33	74	70	231	253	532	140	1333
RTA s13A(2): Non-compliance with Insurance Statement requirements		35	87	70	139	107	82	34	554
RTA s16A(6) - Landlord failing to appoint agent when outside New Zealand for longer than 21 consecutive days.		3	3	3	77	114	107	41	348
RTA s17 - Requiring key money.	2	6	4		4	1	1	1	19

RTA s44(2A) - Assigning or subletting a tenancy when prohibited to do so or without the landlord's written consent.		1	1						2
RTA s45 (1A) – Landlord's failure to meet obligations in respect of cleanliness, Maintenance, health and safety or building requirements.	11	54	91	50					206
RTA s45(1) - General					13	3	13	3	32
RTA s45(1)(a) - Landlord's failure to meet obligations providing the premises in a reasonable state of cleanliness			4	6	10	15	5	3	43
RTA s45(1)(b) - Landlord's failure to meet obligations providing and maintaining the premises in a reasonable state of repair			27	14	86	129	56	10	322
RTA s45(1)(c) - Landlord's failure to comply with requirements in respect of buildings, health and safety			1	6	38	40	22	4	111
RTA s45(1A) – Landlord's failure to meet obligations in relation to INSULATION	2	108	94	87	131	100	11	3	536
RTA s45(1A) – Landlord's failure to meet obligations in relation to SMOKE ALARMS	7	36	32	30	85	74	57	10	331
RTA s45(2A) - Landlord interfering with supply of services to premises.			2		2		3		7

RTA s46(3) - Altering locks without consent of other party.								1	1
RTA s48(4)?(a) - Unlawful entry by landlord.		6	3	1	8	1	5		24
RTA s51 - Landlord Invalid Termination				2	5	13	4		24
RTA s54(3) - Retaliatory notice of termination.			1	1	2	5	1		10
RTA s56B - Family Violence - General (note in comments the specifics)					1		2		3
RTA s66G(4) - Harassment of tenant in boarding house.					2				2
RTA s66I (4) - Landlord of boarding house failing to meet obligations in relation to INSULATION	12	2	4	8	9	10	2		47
RTA s66I (4) – Landlord of boarding house failing to meet obligations in relation to SMOKE ALARMS		5	2	2	5	22	4		40
RTA s66I(1) - General					10	9	8	1	28
RTA s66I(1)(a) - Landlord of boarding house failing to meet obligations providing the premises in a reasonable state of cleanliness			2	1	8	6	4	2	23
RTA s66I(1)(b) - Landlord of boarding house failing to meet obligations providing and maintaining				1	8	28	12	2	51

the premises in a reasonable state of repair									
RTA s66I(1)(c) - Landlord of boarding house failing to comply with requirements in respect of buildings, health and safety			1	1	10	23	6	1	42
RTA s66I(4) - Landlord of boarding house failing to meet obligations in respect of cleanliness, Maintenance, health and safety or building requirements.	1	14	8	8					31
RTA s66J(4) - Landlord of boarding house interfering with services or failing to advise that premises on the market.					1			1	2
RTA s66P(4) - Landlord of boarding house failing to comply with order relating to house rules.		2		1		1	1		5
RTA s66T(1) - Contraventions relating to entry, or attempted entry, of tenant's room in boarding house.					1			1	2
RTA sch5 cl 12 - Rent increase unlawful COVID		1	3						4
RTA sch5 cl 4 - Restrictions on termination of tenancy COVID			6						6
Grand Total	51	669	662	626	1092	966	819	277	5162

Notes:

- Comprehensive breach data was not collected in a systematic way prior to the introduction of the -TIKA database and therefore data prior to April 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.