

Information sheet: Ending tenancies in Kāinga Ora homes

- Kāinga Ora may apply to the Tenancy Tribunal to end a tenancy for reasons such as abandoned homes, ongoing access issues for essential maintenance, the need to relocate a tenant, or serious tenancy breaches.
- Many tenancy terminations occur when tenants have abandoned or are no longer living in their Kāinga Ora home without formally ending their tenancy.
- Ending a tenancy allows the home to be reallocated to another whānau who need housing.
- Ending a tenancy due to serious tenancy breaches such as disruptive behaviour or rent debt is a last resort and only considered after repeated efforts to resolve issues using the tools available under the Residential Tenancies Act to encourage behaviour change and provide clear expectations.
- Our focus is on prevention and early intervention. We work with tenants to address issues, support behaviour change, and connect them with social, health, and housing services where they are willing to engage.
- If behaviour still does not improve, we will apply to the Tenancy Tribunal to end the tenancy.
- After a tenancy ends, former tenants are responsible for securing their own housing. Kāinga Ora will provide information about transitional housing, other social housing providers and support services.
- Recent data on the number of tenancies terminated by the Tenancy Tribunal for rent debt or disruptive behaviour is available on our website: [Media resources :: Kāinga Ora – Homes and Communities](#).

What is the difference between ending a tenancy and eviction?

- Eviction is a specific process involving the Tenancy Tribunal and District Court which only happens if a person refuses to leave the property after their tenancy has ended.
- In almost all situations, Kāinga Ora can resolve a situation without needing to resort to eviction.