

FINANCIAL YEAR 2025/2026 Use of tools to manage disruptive behaviour		
Action taken	Description	Total number
Section 55A notices issued	We can make it clear to tenants that their behaviour is unacceptable, and their tenancy is at risk by issuing a Section 55A notice. If a tenant receives three Section 55A notices within a 90-day period, then we can apply to the Tenancy Tribunal to end their tenancy.	1,948
Agreed relocations	If tenants are willing, Kāinga Ora can work with them to relocate them to a new home. Most tenants take moving to a new home as an opportunity for a fresh start and do not cause further issues.	76
Tenancy terminations by order of Tribunal (s55, s55A, s55AA, s56 notices)	In severe, threatening or persistent cases we will seek termination at the Tenancy Tribunal and will not provide the tenant with another Kāinga Ora home. This figure includes situations where a tenancy has been terminated after we have issued the tenant with three section 55A notices within 90 days.	73