

Order of the Tenancy Tribunal*Residential Tenancies Act 1986**Office of the Tenancy Tribunal***Tenancy Tribunal at Manukau****Tenancy Address**

22 Rountree Place, Conifer Grove, Takanini 2112

Applicant

Full Name

Housing New Zealand Corporation

Landlord

Respondents

Full Name

Raymond St John

Tenant

Order of the Tribunal

The Tribunal orders -

1. Raymond St John to pay Housing New Zealand Corporation the sum of \$20,080.57 immediately, calculated as follows:

Costs to be paid to landlord:

Initial test for methamphetamine	\$732.55
Detailed sampling, analysis and reporting	\$2,622.84
Remedial work - Surface decontamination, removal and disposal of items	\$16,477.23
Site fence	\$267.95
minus bond	\$20.00

Amount payable by tenant to landlord **\$20,080.57**

(Sections 40(1) and 77(2)(n) Residential Tenancies Act 1986)

2. The Bond Centre to pay the balance of the bond (\$20.00 - bond number 605710901) to the applicant immediately.

(Sections 22 and 127(4)(a) Residential Tenancies Act 1986)

Reasons

1. Both parties appeared.
2. As a result of an initial test, the premises were found to be contaminated with methamphetamine at the end of the tenancy. A detailed scene examination, sampling and analysis produced results consistent with methamphetamine use in the house over a period of time, rather than with manufacture.
3. The tenant conceded that he had used methamphetamine in the house some time ago but said he had stopped using it in more recent times.
4. The level of contamination left in the house exceeded the Ministry of Health guidelines for safe living within the premises. Housing New Zealand Corporation has established the scope of remedial work required and priced it. The amount awarded for the remedial work is the amount quoted.