

Order of the Tenancy Tribunal

Residential Tenancies Act 1986

Office of the Tenancy Tribunal

Tenancy Tribunal at Napier**Tenancy Address**

24 Bisson Place, Maraenui, Napier 4110

Applicant

Full Name

Housing New Zealand Corporation

Landlord

Respondents

Full Name

Ata Taueki

Tenant

Order of the TribunalThe Tribunal hereby orders:

- Ata Taueki is to pay Housing New Zealand Corporation the sum of \$20,230.10 immediately, calculated as follows:

Costs to be paid to Landlord:

| | |
|--|-------------|
| Initial methamphetamine contamination test | \$3,297.82 |
| Cost of methamphetamine contamination remediation work | \$14,950.00 |
| Re-test to ensure remediation successful | \$2,120.71 |

minus Tenant credits:

| | |
|---------------------------------------|-----------|
| Rent account credit at end of tenancy | - \$36.43 |
|---------------------------------------|-----------|

minus Bond

- \$102.00**Amount payable by Tenant to Landlord****\$20,230.10**

(Sections 41, 77(2)(k)(n) and 78(1)(d) Residential Tenancies Act 1986)

- The Bond Centre is to pay the bond of \$102.00 (3087706-019) to the applicant immediately.

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

3. The applicant waived their rights to reimbursement of the Tribunal application filing fee.

(Section 77(2)(q) Residential Tenancies Act 1986)

Reasons:

1. The tenancy ended on 31 July 2015 after the landlord gave the tenant a 7 day notice to vacate the premises after methamphetamine contamination was found at the tenancy premises.
2. Ms Taueki told me today that she had not caused the contamination but that it was possible that her boarder may have done so.
3. Under section 41 of the Act Ms Taueki is responsible for her boarder's actions as she permitted him to be in the premises.
4. The costs claimed to test and remediate the tenancy premises are proven.
5. There was a small rent account credit at the end of the tenancy to be applied against the amount ordered as owing for Ms Taueki's breach of her responsibilities under section 41 of the Residential Tenancies Act 1986.