

# Sunrise Session 3: From Across the Ditch

Dr Lucy Telfar Barnard



11 October 2023

# Who's evicted in Aotearoa

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# Funding

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## Data disclaimer: General Social Survey 2018

Access to the data used in this study was provided by Statistics New Zealand under conditions designed to give effect to the security and confidentiality provisions of the Statistics Act 1975. The results presented in this study are the work of the author, not Statistics NZ.



**Evicted? 'Given notice'?  
Or forced move?**

# Eviction: legal definition vs common usage

Date:

Tenant's name:

Tenant's address:

Dear

**Tenancy at:**

This letter serves as notice to terminate the periodic tenancy agreement at the above address.

The last day of the tenancy will be \_\_\_\_ / \_\_\_\_ / \_\_\_\_.

The Residential Tenancies Act 1986 requires me to give you at least 90 days' notice to terminate the periodic tenancy for the following reason:

*(Tick the reason that applies):*

- The premises are to be put on the market by the owner within 90 days after the termination date (as above) for the purposes of sale or other disposition.
- The owner is required, under an unconditional agreement for the sale of the premises, to give the purchaser vacant possession.
- The landlord is not the owner of the premises and the landlord's interest in the premises is due to end.

To: [REDACTED]

Of: [REDACTED] Royal Oak, Auckland 1061

You must vacate the premises at [REDACTED], Royal Oak, Auckland 1061  
before at 9:00 (am/pm) on 3/3/15 (date). This means you must leave  
premises for good, and take away your belongings. You will not be able to re-  
premises after this date and time.

A bailiff or constable will take possession of the premises on behalf of the District Court.

**This eviction follows a possession order you have not complied with**

You have not complied with a possession order requiring you to vacate **616 Mount Albert Road  
Auckland 1061**

The order was issued by the **Tenancy Tribunal** at Auckland on **13/01/2015**.

Bailiff

# On 11 Feb 2021, legal grounds for 'notice' changed

Reason	Notice period	
	Pre-2021	Now
Needs the property for a family member or employee	42 days	63 days
Has sold the property	42 days	90 days
<i>Is going to sell the property</i>	<i>[90 days]</i>	90 days
<i>Has plans to start renovations/building work/demolition soon</i>	<i>[90 days]</i>	90 days
<i>Will be converting the premises to commercial use</i>	<i>[90 days]</i>	90 days
Tenancy is fixed term and term is about to end	21 days	N/A
No reason given	90 days	N/A

# Law change may not last...

# Election 14 Oct 2023

## National will reinstate no-cause evictions, says regulations hurting landlords and driving up rental prices

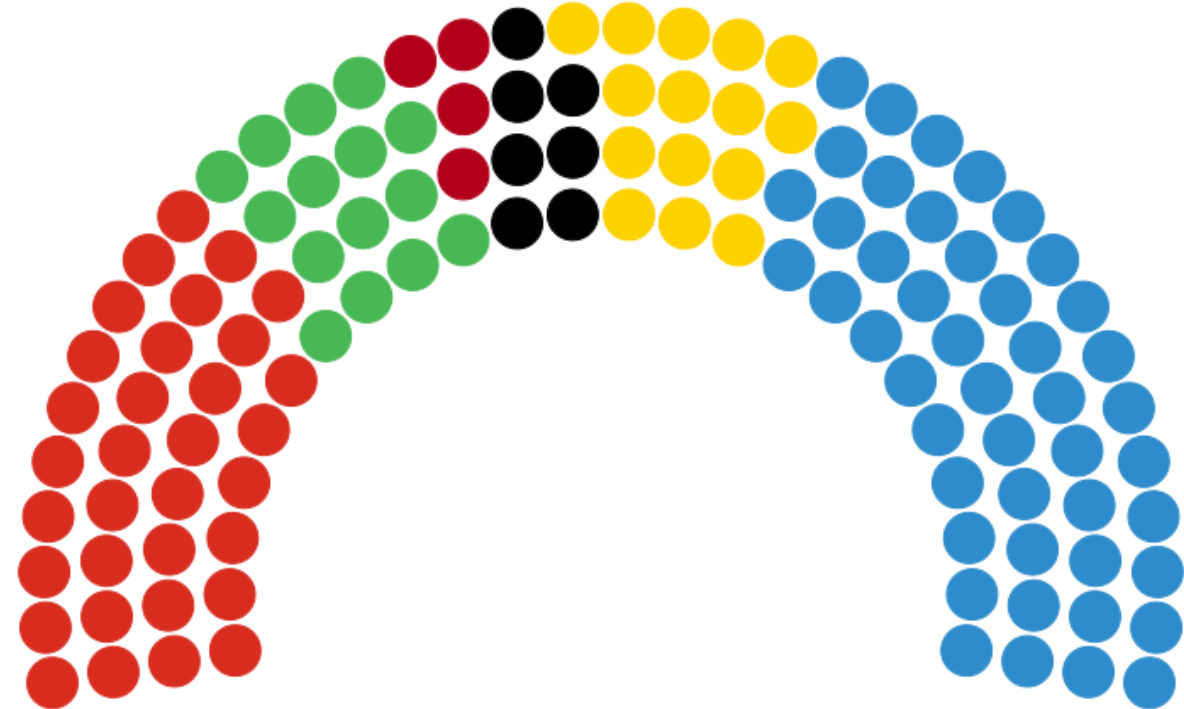
By [Michael Neilson](#)

27 Apr, 2023 05:38 PM 3 mins to read

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### How Parliament would look on current polls

Polling average



Party	Polling average	2020	Seat change
Labour	33	65	+ 32
Green	15	10	+ 5
Māori	4	2	+ 2
NZ First	7	0	+ 7
Act	15	10	+ 5
National	46	33	+ 13

Source: Electoral Commission • Chart: Marc Daalder

newsroom.

**RNZ** Home News Radio Podcasts & Series Topics Te Ao Māori Pacific Indo

POLITICS / ELECTION 2023

## ACT announces landlords policy

The party announced its new policy on Thursday morning, leader David Seymour saying landlords had been scapegoated and blamed by Labour for the housing crisis.

The policy includes:

- Amend the Residential Tenancies Act so landlords can evict tenants after two written notices within a year, rather than three within 90 days
- Return tenants' notice period to 21 days (currently 28) and landlords' to 42 (currently 90) if they want to move or sell

# 'There's always a reason'...???

18:44



< Undesirable Tenants | Facebook



Undesirable Tenants

26 JANUARY 2018 · BAD TENANTS, NEW...

An on-going list of Undesirable Bad Tenants.  
Should you wish to add to this list, please post  
and admin will add name to this list.

...+ 15 pages = ~185 people

Of first 40 on list,  
~ 1/4 had Tenancy Tribunal "record".  
The other 3/4 didn't.





# “There’s always a reason”...???

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## help with moving to Christchurch

Closed Cause page created in the [Issues](#) category by [\[redacted\]](#)

[Auckland](#)

Eviction from our home



**\$810** donated

Given by **3** generous donors in 11 days

CLOSED

SHARE

Firstly, my family are everything to me. I would like to give them a new head start in life. We moved into our rental home 2 years ago, and was offered a long term tenancy with a private landlord. After the first week there was a huge water leak in the bathroom, which wrecked the flooring which after time became unstable. The Landlord was informed, and instead of fixing the issue, he issued 3 months notice for us to be out of the property. I am recovering from Surgery and took a desk job because I couldn't work in my normal job as an Electrician. I took a substantial drop in pay. Our eviction could not of come at a worse time, as I have four children all in school. I cannot afford to move out, I cannot afford to move my children. I have begged with the landlord, but he refuses to listen. I have tried all avenues to find help, and this is the last resort. My sister has offered to look after us for a few months until we get back on our feet. I would like to take my children to Christchurch to be around my parents where we can have support from my family, this is a huge move for them, they have to give up everything. Many thanks for your help.

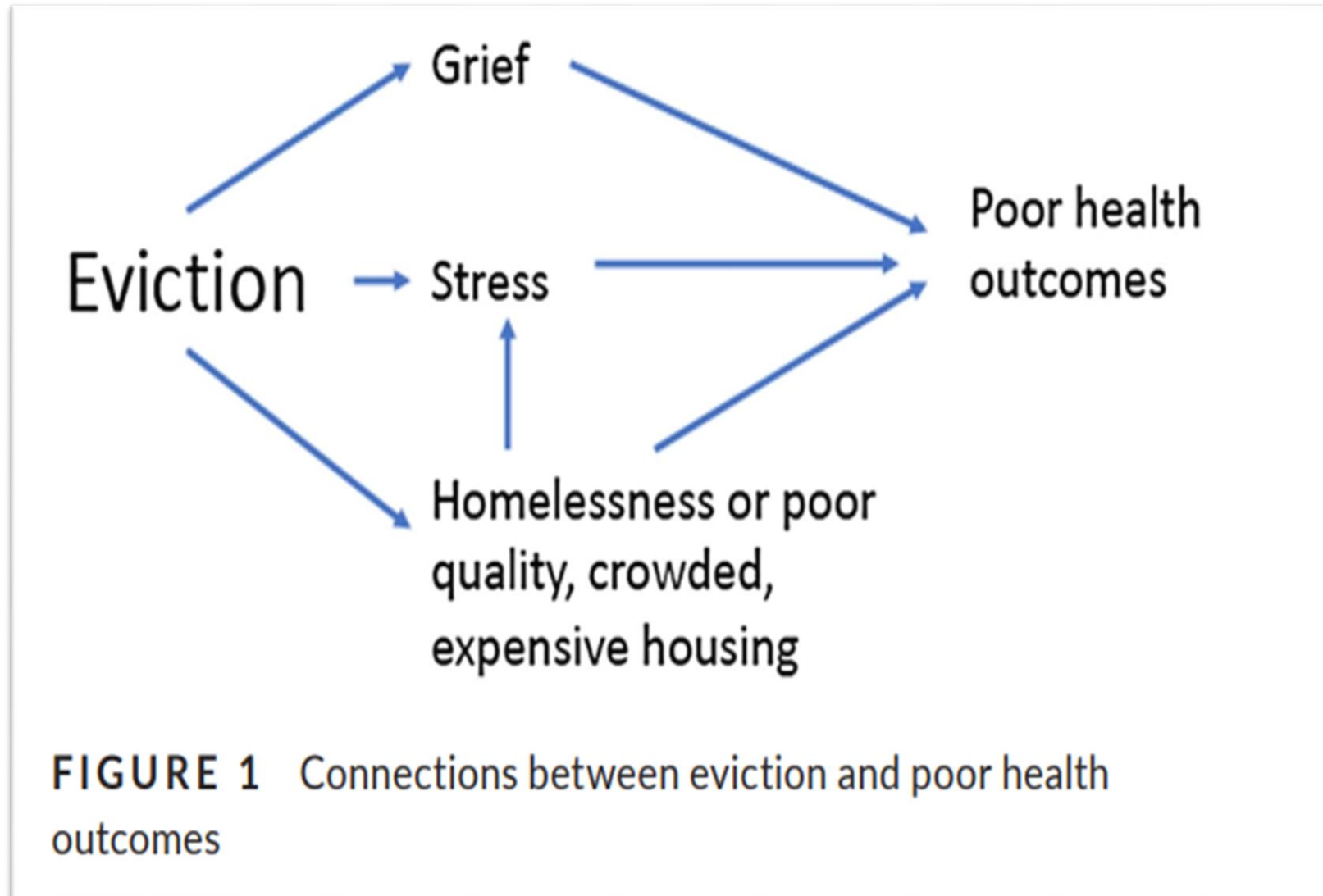
[Child Welfare](#) [Special Travel](#) [Housing](#)

# Why involuntary residential displacement matters

**Involuntary mobility/  
residential displacement:**  
moving when you don't  
want to

**Precarious tenure:** living  
with the risk of  
involuntary mobility

**Impacts:** financial, social,  
educational, connection  
with community, physical  
& mental health,  
ontological security.





**Who moves?**

# Involuntary mobility, precarious tenure

Overseas research shows four main involuntary mobility risk factors:

- Financial hardship
- Large household/more children
- (sometimes) gender (but can go either way?!)
- Health problems, particularly substance abuse

# Involuntary mobility, precarious tenure

## Other risks factors studies identified...

- Single men 25 – 44 years
- Young people
- Older men
- Being of Black or Latino ethnicity (but Asian ethnicity reduced risk)
- Job loss
- Solo parenthood
- Mental illness
- Hoarding disorder
- Low education level
- Social network disadvantage
- Experience of violence
- Neighbourhood crime
- Women escaping domestic violence

# Our research

Who in Aotearoa New Zealand lives in precarious tenure/is at greater risk of having to move before they're ready?

- Only tenants can be evicted, so who rents most?
- Out of people who rent, who's most likely to have had their last tenancy ended by the landlord?
- Do people who are “moved on” more, move more often?

# General Social Survey 2018 - housing

Stats NZ General Social Survey (GSS) 2018 asked respondents reasons for their last move, including the option “ended by the landlord”

Also asked

- Tenure
- Number of times moved in past 5 years
- Length of stay at current residence

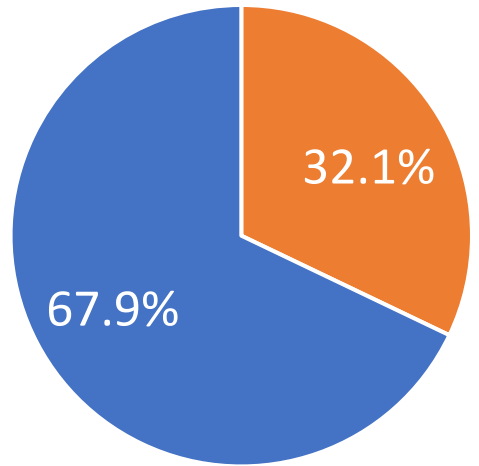


# General Social Survey 2018

## GSS primary content includes:

- Who is in the household
- Demography
- Life satisfaction
- Health
- Smoking
- Disability
- Language
- Culture and identity
- Trust in institutions
- Voting participation
- Material standard of living
- Safety and security
- Acceptance of diversity
- Experience of discrimination
- Family wellbeing
- Social connectedness

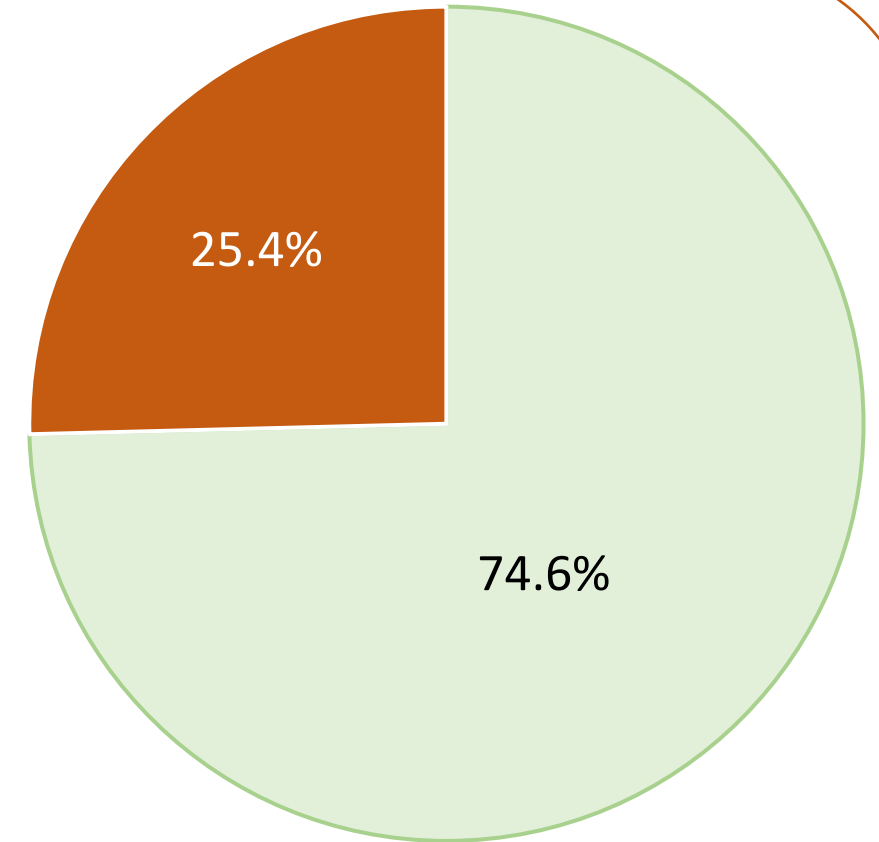
# The tenure – mobility – security triangle



- Currently renting
- Not currently renting

How many times have you moved in the last 5 years?

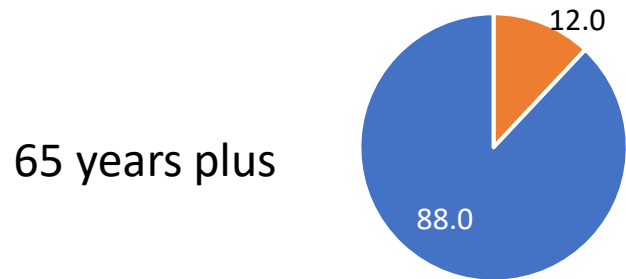
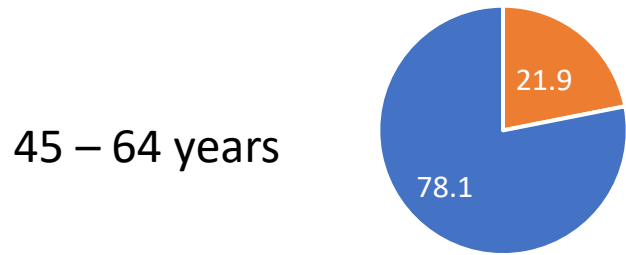
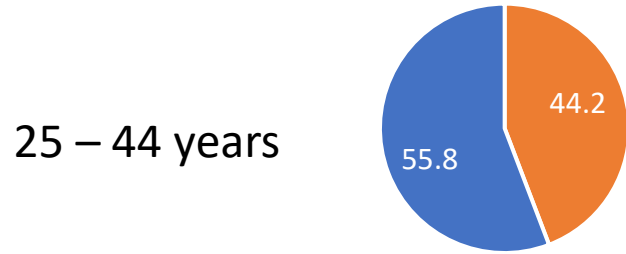
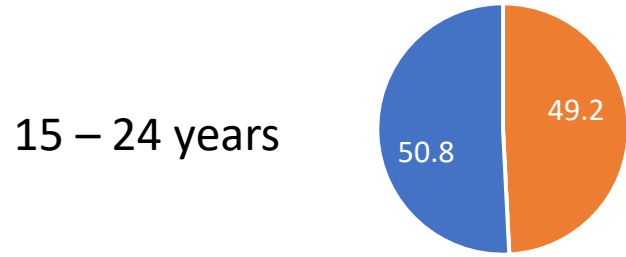
Times moved	Mobility score
5	9
4	8
3	8
2	6
1	5
0	4
Ave 4.4 →	
Last moved 5-10 years ago	2
Last moved 10+ years ago	0



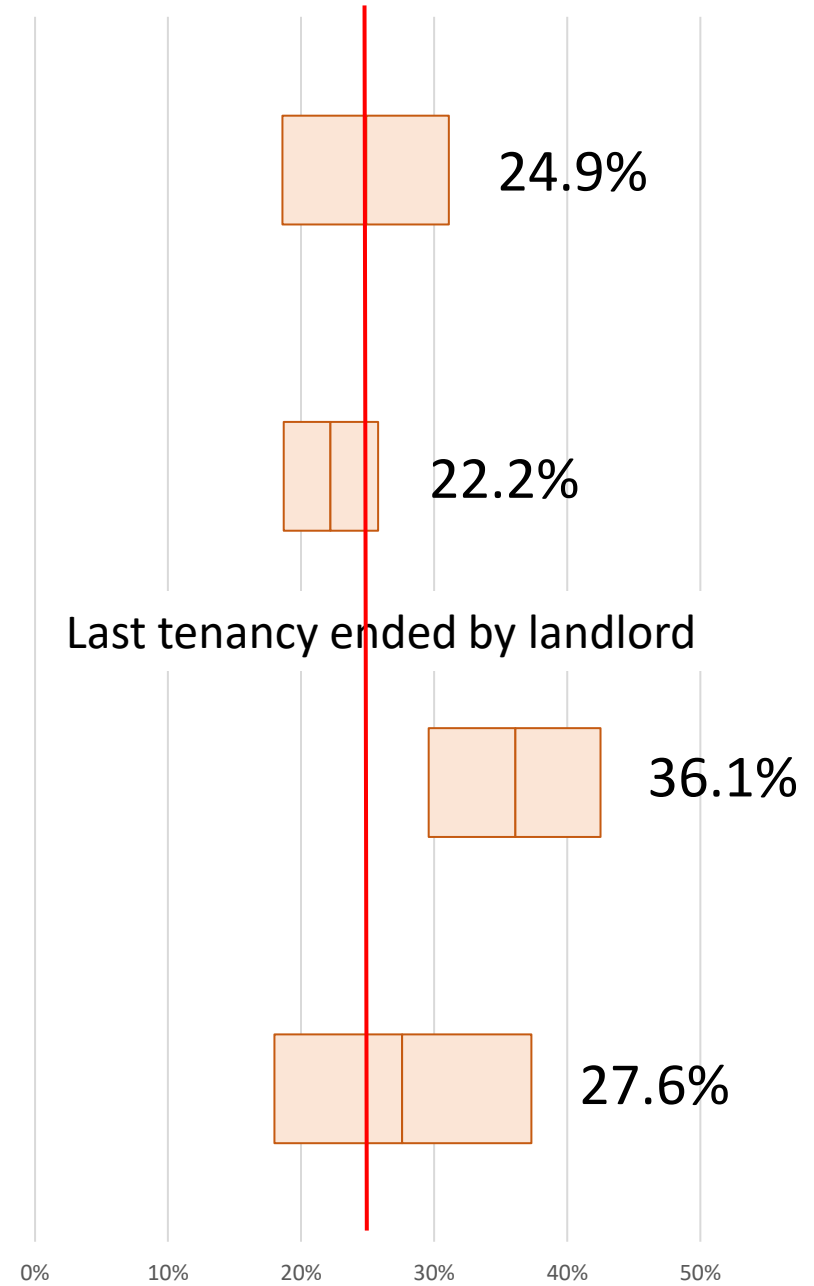
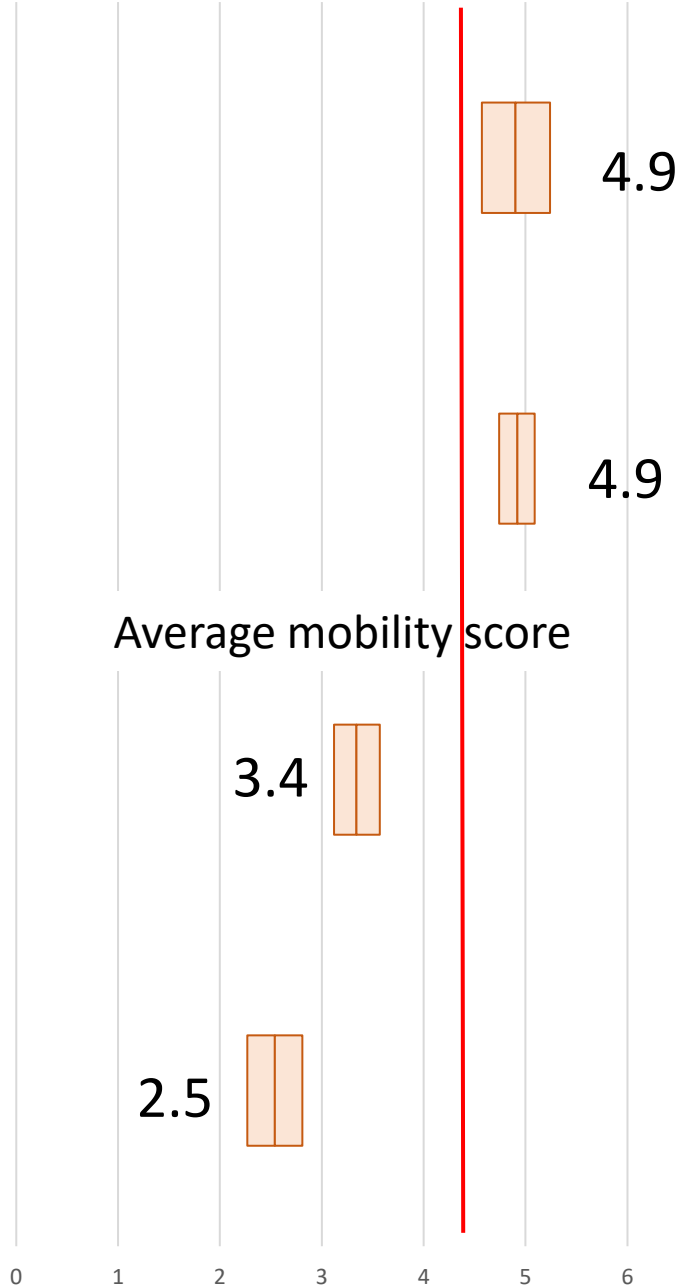
Previous tenancy was ended by the...

- Tenant
- Landlord

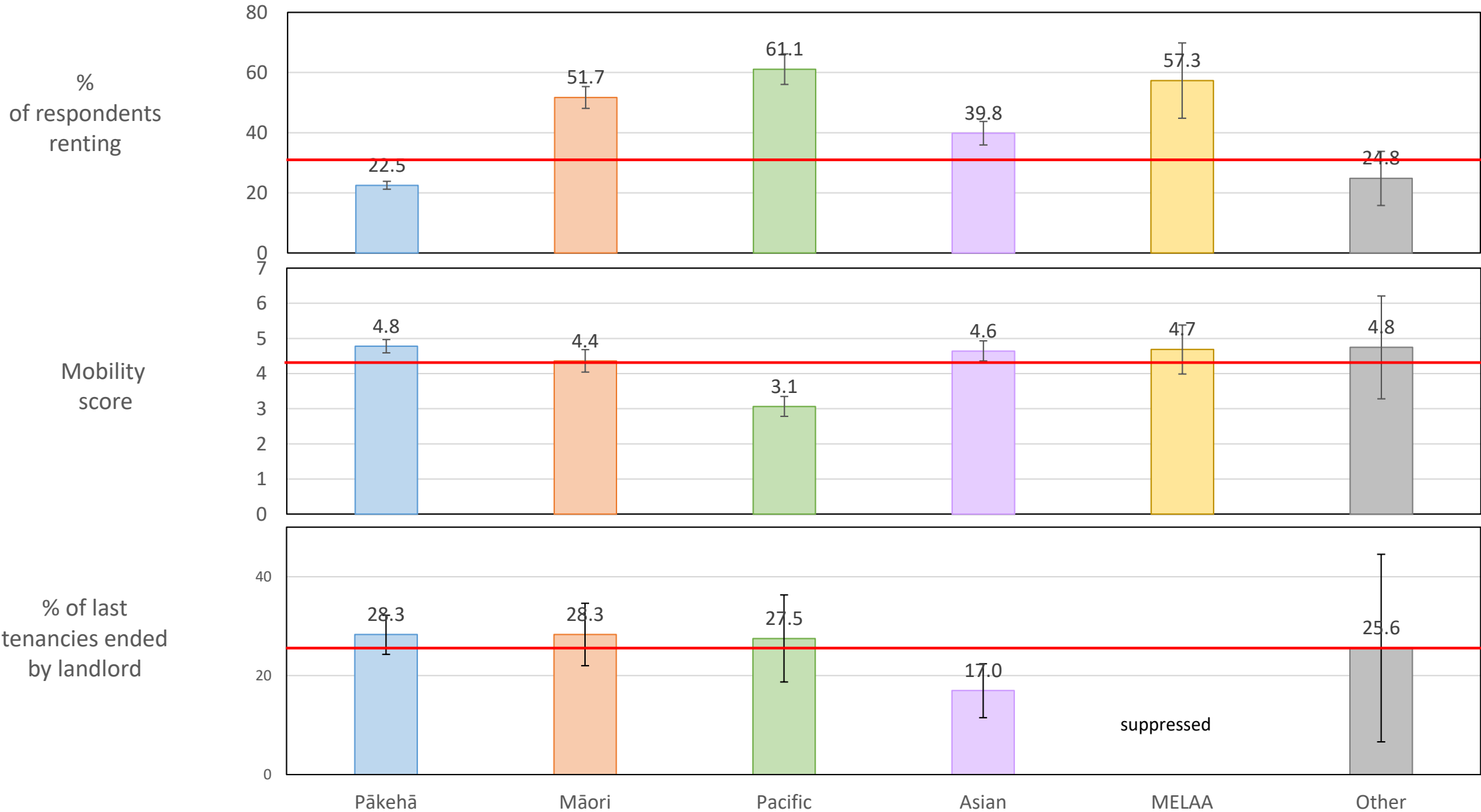
# Age



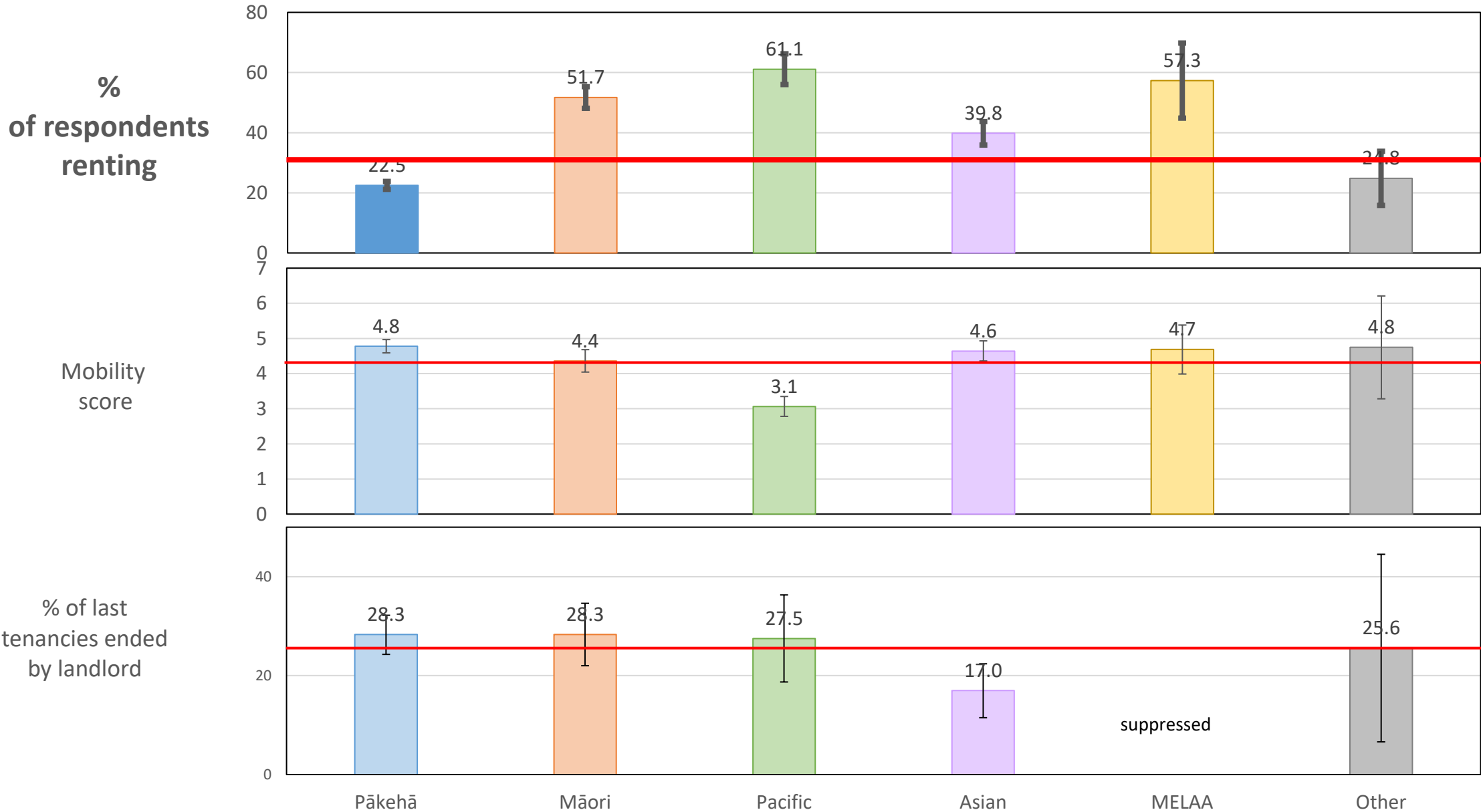
Currently renting Not currently renting



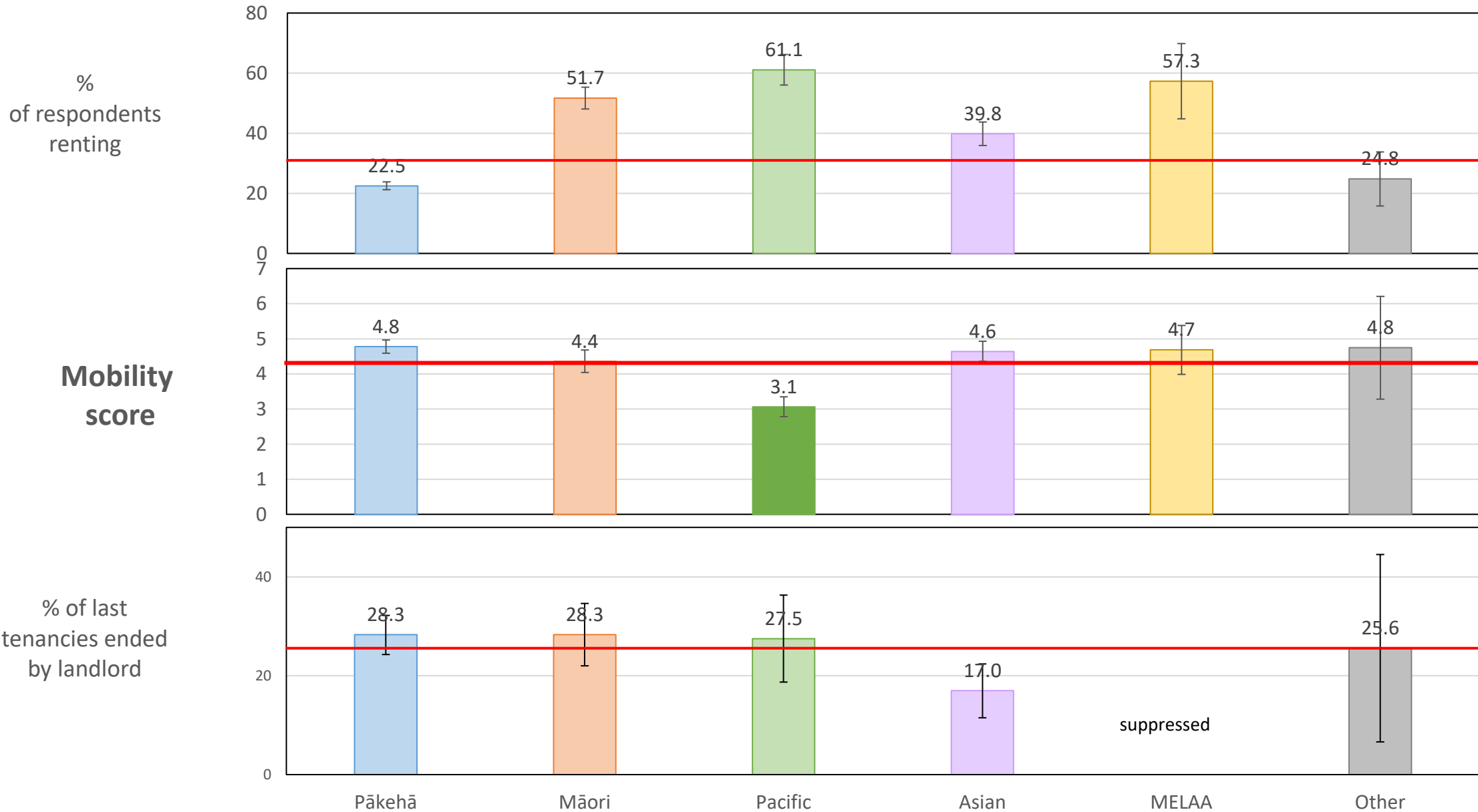
# Ethnic group



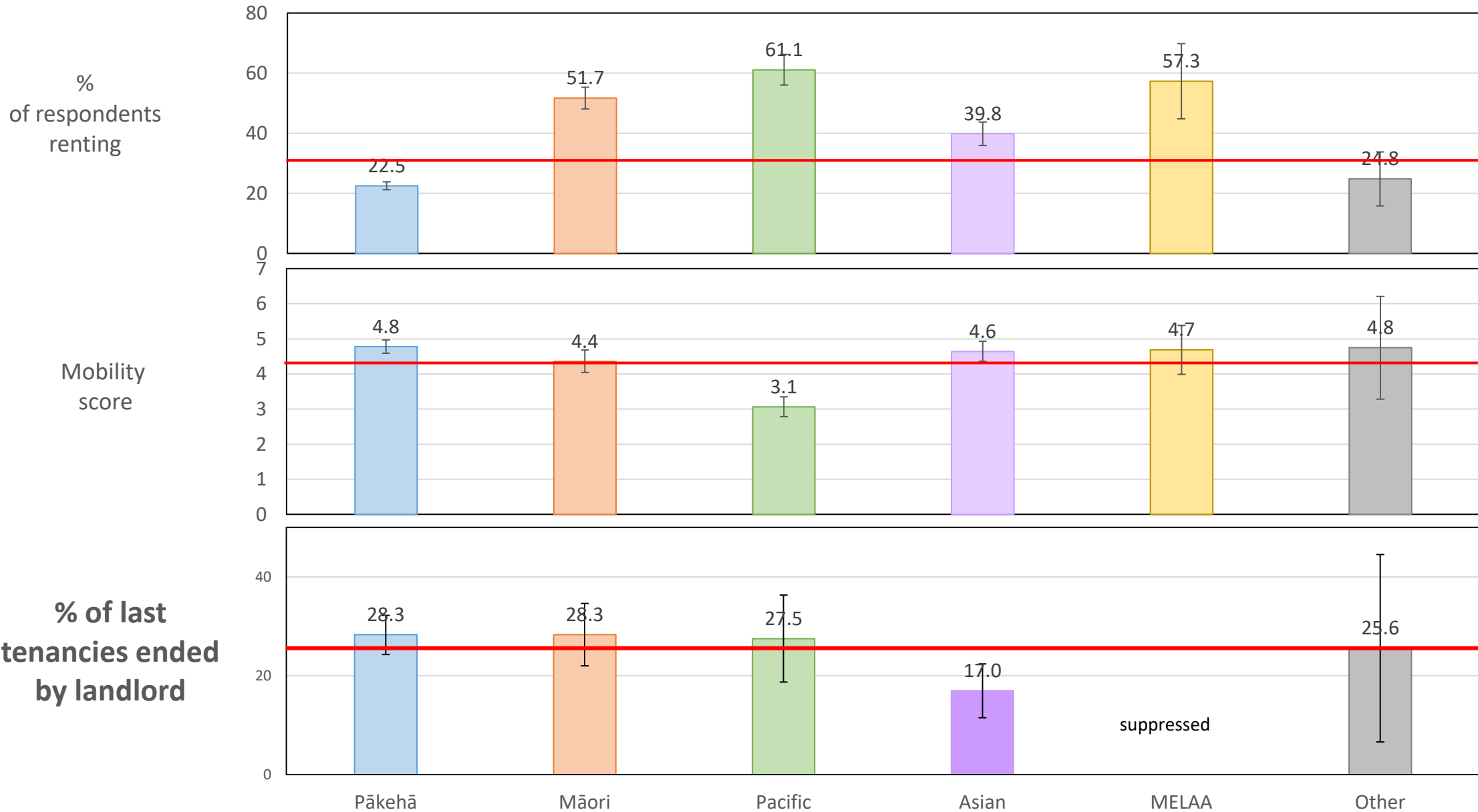
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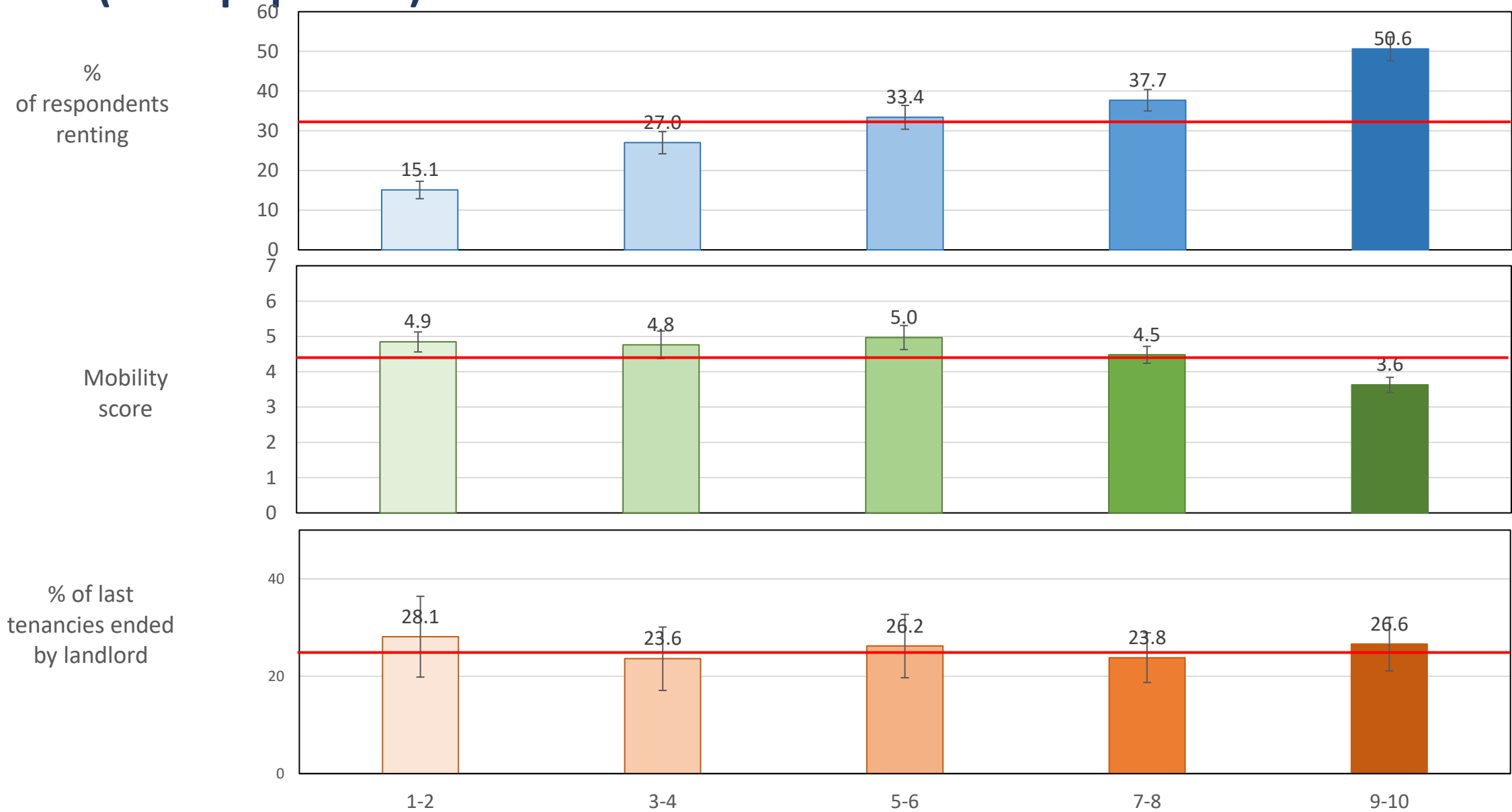


# Ethnic group



# Neighbourhood deprivation

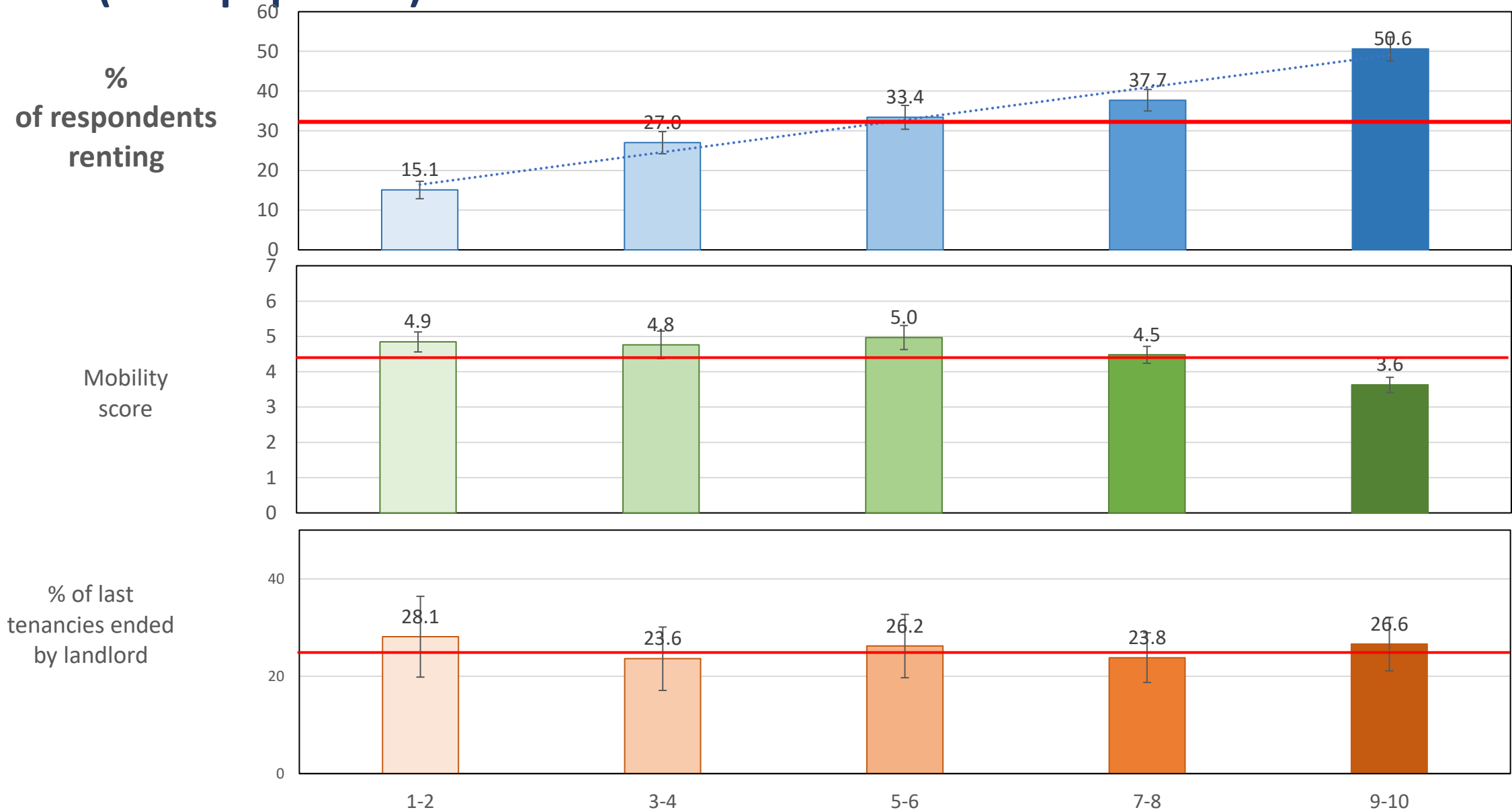
(NZDep quintile)





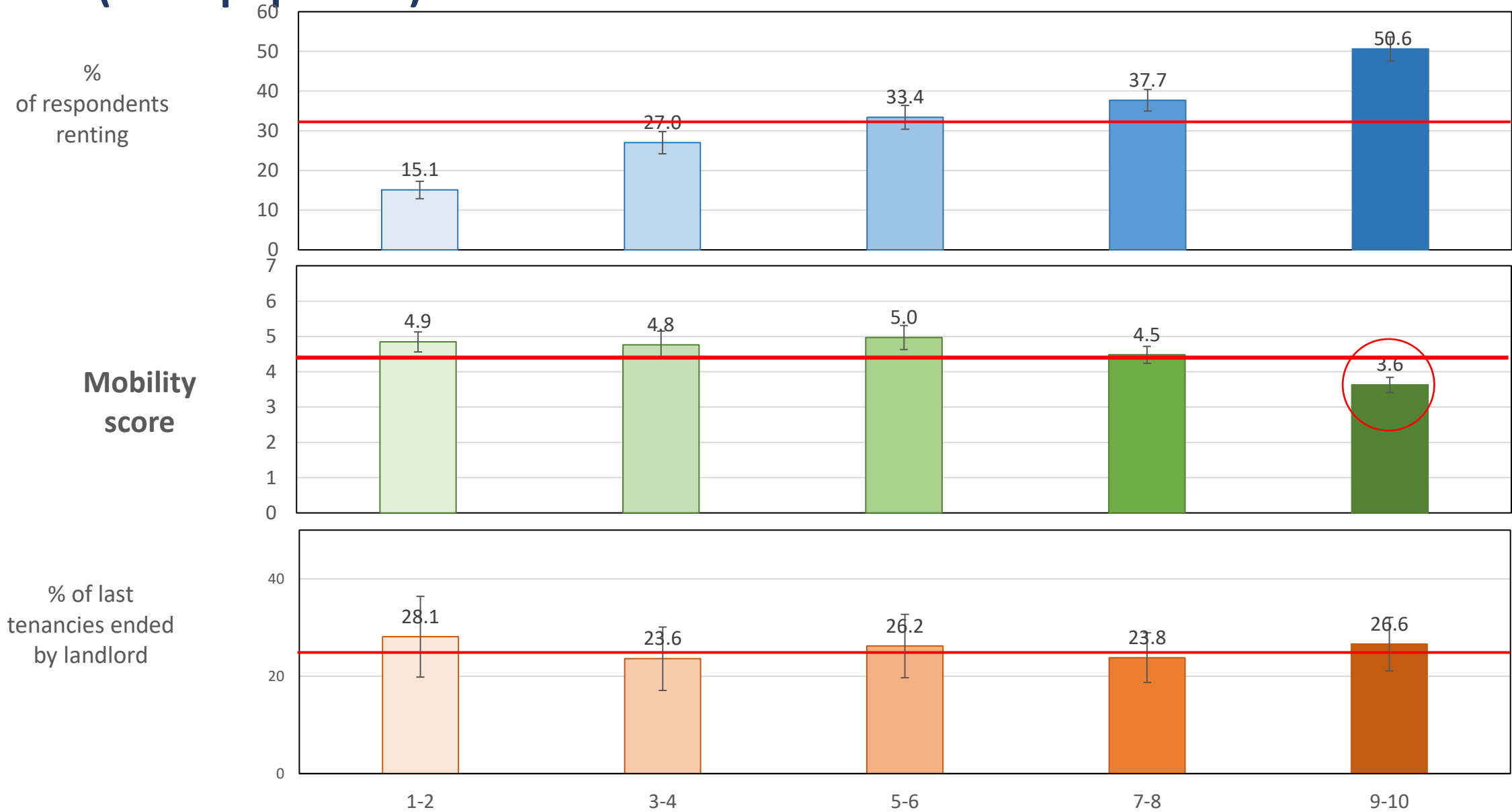
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(NZDep quintile)



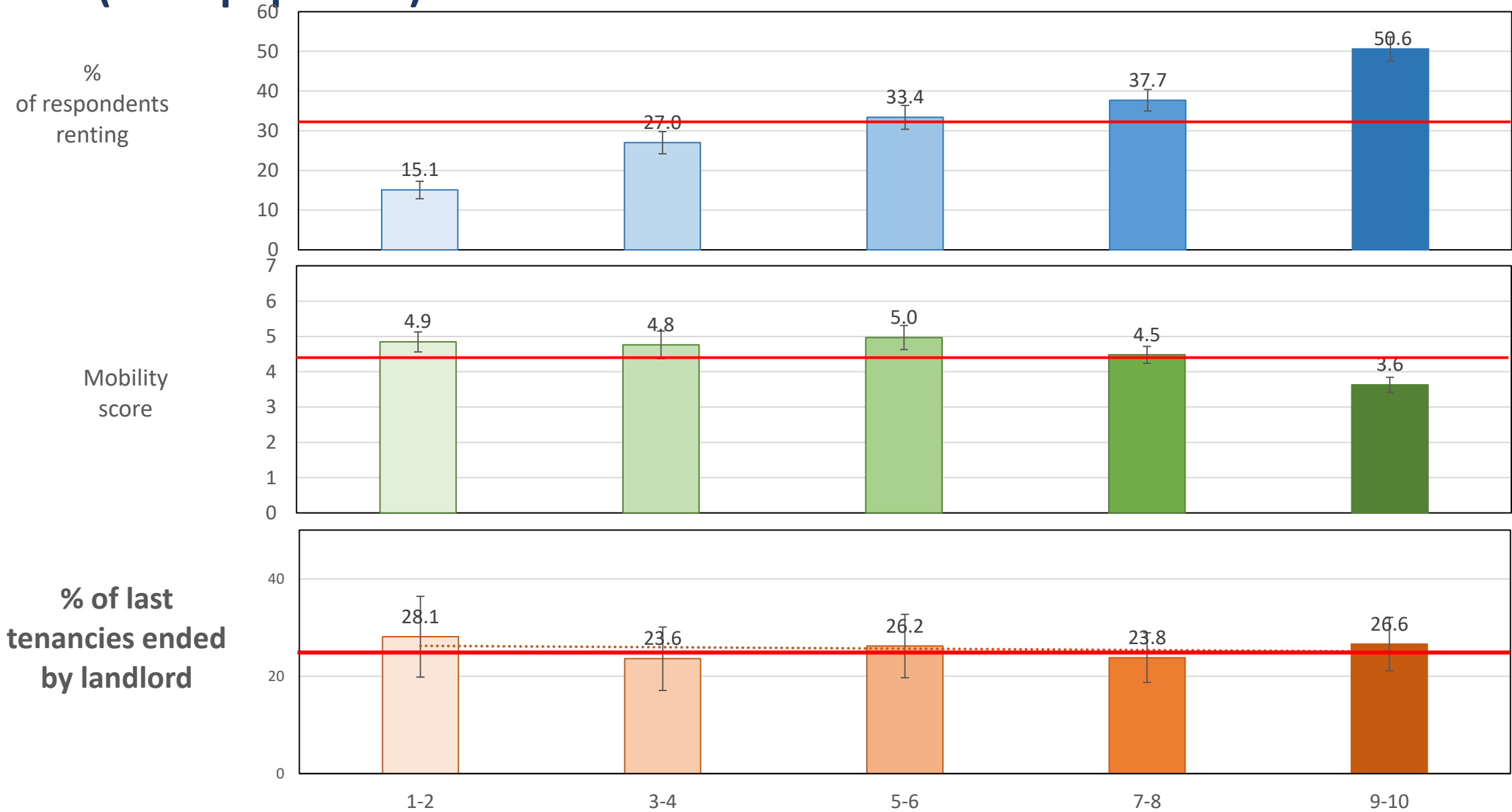
# Neighbourhood deprivation

## (NZDep quintile)



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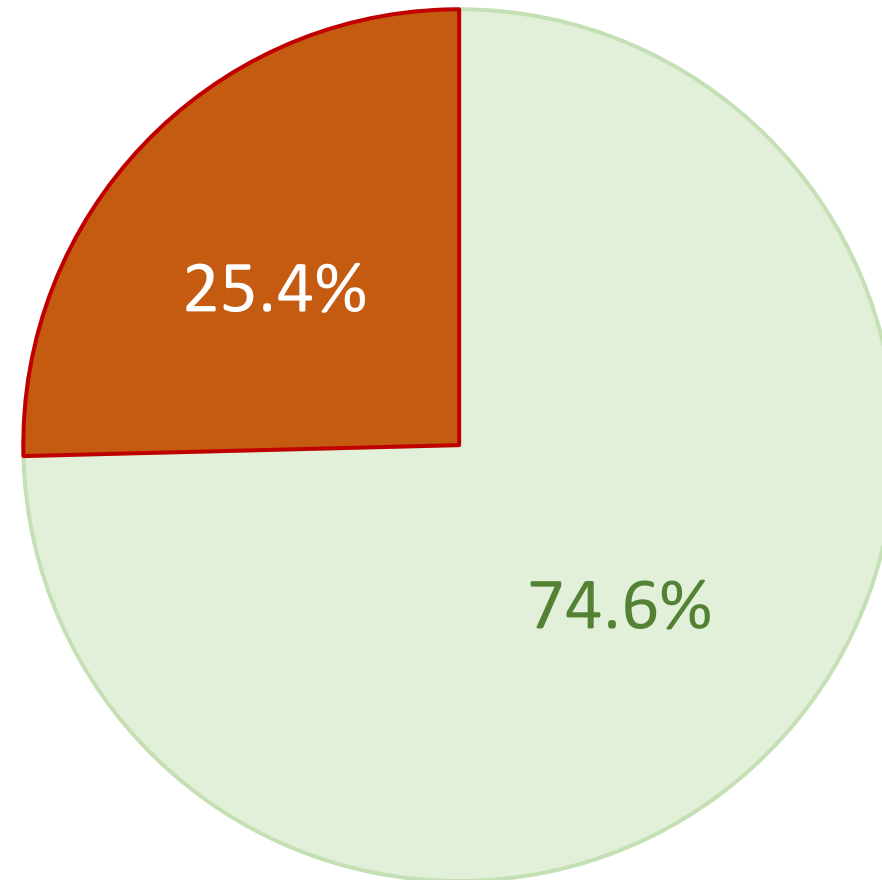


# Most tenancies are precarious

A quarter of current tenants had their last tenancy ended by the landlord

Previous tenancy was ended by the...

■ Tenant    ■ Landlord



# Some tenancies are more precarious than others

red = more renters    green = less renters

		Landlord ended tenancy risk	
		High	Low
Mobility score	High	<b>Precarious tenure</b> <b>Non-heterosexuals</b> <b>15 – 24 years</b> <b>0 bedrooms spare/needed</b>	<b>Self-mobile</b> <b>25 – 44 years</b> Large urban areas <b>People not, or a little limited in spending \$300</b> <b>Couple-only households</b>
	Low	<b>Reluctant movers</b> <b>45 – 64 year olds</b> <b>Pacific peoples</b> <b>People who had cut back a lot on shopping or local trips</b> <b>Single/dual parent households</b>	<b>Tenure secure</b> -

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# Discussion

- Are older adults or households with children truly at greater risk? Or just moving less often?
- Financial hardship increased risk somewhat, but not as much as expected
- Health issues did not increase risk, nor did having a larger household (unlike international findings)
- Increased risk for LGB is a new finding

# Conclusion: most tenancies are precarious

Even with the law-change, people renting will continue to live in precarious tenure

- Out of town landlords return to their homes
- Rental properties are sold
- Properties need extensive/invasive maintenance
- Properties are renovated/redeveloped
- Landlords find ways to move tenants on following tenancy relationship breakdown



**Ngā mihi nui**