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## Objection to an improvement notice

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### What happens to the objection

We will schedule a Tenancy Tribunal Hearing. The Tenancy Tribunal is part of the Ministry of Justice so hearings are held at the local court. An Adjudicator will make a decision in regard to your objection. The Adjudicator listens to each party, considers evidence provided and makes a decision that both parties must comply with.

A person who has been issued with an improvement notice may file an objection with the Tribunal. An objection must be filed with the Tribunal within 28 days after the date on which the improvement notice was served on the person. In determining the objection, the Tribunal must consider:

- › whether the person has failed, or is likely to fail, to comply with a specified provision of the Residential Tenancies Act 1986, of regulations made under this Act, or of a tenancy agreement; and
- › the nature and extent of the failure or likely failure to comply with the provision; and
- › the nature and extent of any loss suffered by any other party to the tenancy agreement as a result of the failure or likely failure to comply with the provision.
- › The Tribunal may confirm, vary, or rescind the improvement notice as they consider appropriate.

### Privacy statement

Information provided in your objection to an improvement notice is collected, held and used by the Ministry of Business, Innovation and Employment and the Ministry of Justice for the purpose of administering the Residential Tenancies Act 1986.

We will provide your information to the Tenancy Tribunal to carry out this work on our behalf and to other third parties where it is required by law.

### Retention

We will only keep your personal information for as long as it is required for the purposes set out here, or to the extent required by the Public Records Act 2005.

You can access or correct your personal information held by us at any time by contacting us using the details below.

### Write to:

Privacy Officer  
Ministry of Business, Innovation and Employment  
PO Box 5488  
Wellington 6011  
New Zealand

### Email:

[oia@mbie.govt.nz](mailto:oia@mbie.govt.nz) and ask for the Privacy Officer.



## Information about the tenancy

Please refer to your tenancy agreement when completing this objection.

### 1 Tenancy details – address of the rental property

Room number:  Unit number:   
*(only if applicable)*

Street number:  Street name:

Suburb/Town:  Rural delivery number:

City/District:  Postcode:

Building name:   
*(only if applicable)*

### 2 Landlord details

#### 2A Landlord identification number:

Landlord identification number:

You can find this on the receipt you were sent when the bond was lodged for this tenancy.

#### 2B Landlord type

Select the landlord type that applies to you and provide the relevant details below:

- Property Management Company** – Provide the full legal names of both the property management company and the owner (if appropriate), eg. Smith Property Management Limited for John Bryan Jones.
- Agent acting for the owner** – Provide the full name of the agent and the owner's full name (if appropriate), eg. Mary Jane Brown for John Bryan Jones.
- Individual** – Provide the full name(s) – first name, middle name and surname or family name, eg. John Bryan Jones.
- Company** – Provide the legal company name and trading name, eg. Smith Limited (legal name) trading as Jones Property Management (trading name).
- Trust** – Provide the full names of the Trustee(s) as well as the name of the Trust, eg. John Bryan Jones as trustee for the Jones Family Trust.
- Social Housing Provider** – Provide the registered name of the social housing provider as recorded in the CHRA register [chra.hud.govt.nz](http://chra.hud.govt.nz)

Landlord name:

#### 2C Landlord address for service

Please write the address for service where we can send you information about this claim.

Room number:  Unit number:   
*(only if applicable)*

Street number:  Street name:

Suburb/Town:  Rural delivery number:

City/District:  Postcode:

Building name:   
*(only if applicable)*

PO Box:  Suburb/Town:

City/District:  Postcode:

Email:

*Select box if this email can be used as an address for service.*

## 2D Who will be the contact person for this objection?

Full name of the person we can contact regarding this objection.

Name(s):

Email:

*Select box if this email can be used as an address for service.*

**Phone**

Mobile:  Work:  Home:

## 3 The other party to this objection is

The Chief Executive, Ministry of Business, Innovation & Employment, 15 Stout Street, Wellington Central, Wellington 6011.

## 4 You want a suppression order

- If this objection is wholly or partially successful, I would like the Tenancy Tribunal to order that my name or identifying particulars not be published. In making this decision, the Tenancy Tribunal will consider whether publication is in the public interest or is justified because of a party's conduct.



## 5 Do you require an interpreter?

- No. Go to section 6.
- Yes. This service is provided by Connecting Now in over 180 languages. Tell us the language you need below.

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### 6 You want to file an objection to an improvement notice.

Provide details of your objection below:


-  If you need more space to provide the details of your objection, tick this box and continue on an A4 sheet. Title it 'Objection to improvement notice continued' and attach it to this form.
-  Attach a copy of the improvement notice you are objecting to.

Signed


D | D | M | M | Y | Y


Date

This objection form and all supporting documents can be posted to:

 **Tenancy Services, PO Box 76 469, Manukau 2241**

If you need help:

 Phone **0800 TENANCY (0800 836 262)**, or from overseas, **+64 4 238 4695**.

 Visit **tenancy.govt.nz**