

- [Bay of Plenty Times](#)
- [Hawke's Bay Today](#)
- [The Rotorua Daily Post](#)
- [The Northern Advocate](#)
- [Wanganui Chronicle](#)
- [Manawatu Guardian](#)
- [Kapiti News](#)
- [Hamilton News](#)
- [The Aucklander](#)
- [The Northland Age](#)
- [Stratford Press](#)
- [Herald Rugby](#)
- [Viva](#)
- [Dream Team](#)
- [Bite](#)
- [True Commercial](#)
- [Newspix](#)
- [Driven](#)
- [The Country](#)
- [Chinese NZ Herald](#)

- [The New Zealand Herald](#)



Navigation

Sub Navigation

- [National Opinion](#)
- [Business](#)
- [Tech](#)
- [World Sport](#)
- [Entertainment](#)
- [Lifestyle](#)
- [Travel](#)
- [Rural](#)
- [Motoring](#)
- [Property](#)
- [Classifieds](#)

- [Business](#)
- [Small Business](#)
- [Around NZ](#)
- [Economy](#)
- [Industries](#)
- [Property](#)
- [Personal Finance](#)
- [Work Life](#)
- [Our Experts](#)
- [Deloitte 2017](#)
- [Toolbox](#)



[Holly Ryan](#) Retail, Innovation and Manufacturing reporter for the NZ Herald

- [Email Holly](#)
- [@HollyRoseRyan](#)

Manurewa landlord fined for renting garage to young family

1:49 PM Friday Mar 17, 2017

- [Mobile Business](#)
- [Property](#)
- [Rental Property](#)
- [Residential Property](#)



A landlord has been fined over illegally renting a garage to a young family. Photo / File / Thinkstock

A Manurewa landlord has been ordered to pay damages after illegally renting out a converted garage as a separate household unit.

Satya Silan will have to refund \$15,840 in rent and pay \$750 in damages to a family with a young child after an investigation by the Tenancy Tribunal which began last year.

"Allowing a family to live in an unlawfully converted garage is unacceptable as it poses a serious health and safety risk," said Steve Watson, manager of the Tenancy Compliance and Investigations Team.

"Our investigations found that the Auckland Council had issued Mr Silan notices to cease using the premises as a third household unit and to remove unconsented building works, reverting the building back to a standalone garage," Watson said.

"Mr Silan continued to rent the garage before this work was completed. We also found that this was not the first time Mr Silan had rented the converted garage to a tenant."

Silan came to the attention of the Tenancy Compliance and Investigations Team after an article in the media reporting on Silan's tenants who were told to leave their rental property without another place to live.

"The Tribunal decision should serve as a serious warning to landlords that they are running a business, and it is their obligation to get it right, providing a warm, dry and safe home for their tenants," Watson said.

"There are significant consequences for landlords who fail to meet their obligations, and we will not hesitate to crack down on poor landlord behaviour."

The Ministry of Business, Innovation and Employment's Tenancy Compliance and Investigations Team was formed in July last year to monitor and enforce compliance with the Residential Tenancy Act 1986.

Continued below.

Related Content



[Property prices jump \\$10k in September](#)



[Your Views: Readers Letters](#)



Feeling valued: Priceless or worthless?

The Team has a budget of \$2.6 million this year and \$3.3 million next year, and has the power to prosecute landlords who seriously or persistently breached basic housing standards.

So far, 242 complaints have been received. Of these, 26 involved no breach, a compliance agreement was reached with landlords in 76 cases and in 55 cases the team provided advice to landlords.

It has also lodged cases with the Tribunal in three incidents involving 199 properties.

More Property

- ➔ [Home Truths](#)
- ➔ [Housing Data Explained](#)
- ➔ [Business Toolbox](#)
- ➔ [Business Videos](#)

Building and Construction Minister Nick Smith said the conviction sent a strong message to landlords.

"This prosecution is significant in that it is the first time the Government has pursued a landlord for failing to provide a warm, dry, safe home," Smith said.

"Last year's tenancy reforms enabled the ministry to directly prosecute landlords rather than relying on tenants to take an action in the tribunal," he said.

"The law change also introduced a requirement for smoke alarms, home insulation by July 2019 and strengthened tenancy protection when taking tribunal cases over substandard rentals."

- [NZ Herald](#)

Read more by [Holly Ryan](#)



View More

Recommended by outbrain



Flight turned back after bird strike



Man sentenced for scalping his girlfriend tells judge to skip the...



Dire warning from internet visionary



Car crashes in over bank and into tree at Auckland's Cornwall...

Promoted Stories



3 Steps To Burn Off Stomach Fat After 40
MAX Workouts



Say Goodbye to Your Spreadsheet – It's the Age of the...
GetApp.com



Car Thieves Will Hate This Tiny Device
Techie Fans




Reducing Paperwork for Sole Traders
Xero

Get the news delivered straight to your inbox
Receive the day's news, sport and entertainment in our daily email newsletter



SIGN UP NOW





Currency

Compare and convert world currencies.

Discover more

Herald Services

Book your ad



Driven



Photos for sale



True Commercial



Death Notices



Public Notices



Our Regional News Stories

The Northern Advocate



Wyn Drabble: By hokey, it's good!

It's a New Zealand icon and deservedly so. Since my boyhood, hokey pokey icecream has...

Our Features' Top Stories



Hawke's Bay TODAY



'Limited' Bay farms for sale

Data released shows that there were limited Hawke's Bay farms for sale over the last...

Bay of Plenty Times



Omanu and Mount first and second

Omanu Surf Life Saving Club won the iconic masters division by a substantial margin yesterday...

DRIVEN



Kiwi hotshot reveals his wild Red Bull-backed Lexus

Covers come off former TRS champion Nick Cassidy's new SuperGT ride...

viva



How to take smartphone photos like Kendall Jenner

See the Marc Jacobs Fall 2017 show through the eyes of Kendall Jenner, Alek Wek and more...

Social and Platforms

- Facebook
- Google+
- Instagram
- Email
- Twitter
- Youtube
- RSS
- Mobile



**Wellington – becoming
'city of global brands'**

New retailers are giving the capital city a vote of confidence, says Ty Dallas.

Contact the site

- [Contact the newsroom - newspaper](#)
- [Contact the newsroom - digital](#)
- [Send pics, video and tips](#)
- [Help & Support](#)
- [Feedback](#)

Advertising

- [Advertise with NZME.](#)
- [Print advertising](#)
- [Online](#)
- [Classified advertising](#)

Other

- [Photo sales](#)
- [Subscriber services](#)
- [Promotions](#)
- [Sponsorship](#)
- [About us](#)
- [Our publications](#)

Search

Legal

[Privacy Policy](#) | [Terms of Use](#) | [Competition Terms & Conditions](#)

View on our:

[Mobile Site](#)