[2025] NZTT 5142589

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: A1 Property Managers Limited As Agent For Trinh & Jiang Company Limited

Landlord

RESPONDENT: Andrew Biggart

Tenant

TENANCY ADDRESS: Room 8, 102 Riccarton Road, Riccarton, Christchurch 8041, Level 1

ORDER

1. Andrew Biggart must pay A1 Property Managers Limited As Agent For Trinh & Jiang Company Limited $291.28 immediately, calculated as shown in table below:

Description	**Landlord**	**Tenant**
Rent arrears	$1,014.28	
Filing fee reimbursement	$27.00	
Total award	**$1,041.28**	
Bond	$750.00	
Total payable by Tenant to Landlord	**$291.28**	

2. The Bond Centre is to pay the bond of $750.00 (5941632-012) to A1 Property Managers Limited As Agent For Trinh & Jiang Company Limited immediately.

Reasons:

1. The landlord attended the hearing, conducted via teleconference. Two calls to the tenant went unanswered and to voicemail. After the first call went to voicemail, a brief message was left introducing myself and explaining the purpose of the call. The message concluded with the advice I would try a second time after waiting some minutes. I was satisfied adequate service had completed and I continued with the hearing after the second call also went unanswered.
2. The tenancy has ended. The landlord sought vacated rent arrears and the bond. A previous agreement for this between the parties did not formalise.
3. The landlord provided a rent summary that established the rent owing as at 18 January 2025 as $1,014.28. This is proven and awarded.
4. Because A1 Property Managers Limited As Agent For Trinh & Jiang Company Limited has wholly succeeded with the claim I must reimburse the filing fee.

M Brennan
28 March 2025

Please read carefully:

Visit justice.govt.nz/tribunals/tenancy/rehearings-appeals for more information on rehearings and appeals.

Rehearings

You can apply for a rehearing if you believe that a substantial wrong or miscarriage of justice has happened. For example:

- you did not get the letter telling you the date of the hearing, **or**
- the adjudicator improperly admitted or rejected evidence, **or**
- new evidence, relating to the original application, has become available.

You must give reasons and evidence to support your application for a rehearing.
A rehearing will not be granted just because you disagree with the decision.
You must apply within five working days of the decision using the Application for Rehearing form: justice.govt.nz/assets/Documents/Forms/TT-Application-for-rehearing.pdf

Right of Appeal

Both the landlord and the tenant can file an appeal. You should file your appeal at the District Court where the original hearing took place. The cost for an appeal is $260. You must apply within 10 working days after the decision is issued using this Appeal to the District Court form: justice.govt.nz/tribunals/tenancy/rehearings-appeals

Grounds for an appeal

You can appeal if you think the decision was wrong, but not because you don't like the decision. For some cases, there'll be no right to appeal. For example, you can't appeal:

- against an interim order
- a final order for the payment of less than $1000
- a final order to undertake work worth less than $1000.

Enforcement

Where the Tribunal made an order about money or property this is called a **civil debt**. The Ministry of Justice Collections Team can assist with enforcing civil debt. You can contact the collections team on **0800 233 222** or go to justice.govt.nz/fines/civil-debt for forms and information.

Notice to a party ordered to pay money or vacate premises, etc.

Failure to comply with any order may result in substantial additional costs for enforcement. It may also involve being ordered to appear in the District Court for an examination of your means or seizure of your property.

If you require further help or information regarding this matter, visit tenancy.govt.nz/disputes/enforcing-decisions or phone Tenancy Services on 0800 836 262.

Mēna ka hiahia koe ki ētahi atu awhina, kōrero ranei mo tēnei take, haere ki tenei ipurangi tenancy.govt.nz/disputes/enforcing-decisions, waea atu ki Ratonga Takirua ma runga 0800 836 262 ranei.

A manaomia nisi faamatalaga poo se fesoasoani, e uiga i lau mataupu, asiasi ifo le matou aupega tafailagi: tenancy.govt.nz/disputes/enforcing-decisions, pe fesootai mai le Tenancy Services i le numera 0800 836 262.