[2025] NZTT 5283579

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Barfoot & Thompson Limited

Landlord

RESPONDENT: Mariana Anderson

Tenant

TENANCY ADDRESS: 11 Vine Street, Mangere East, Auckland 2024

ORDER

1. Mariana Anderson must pay Barfoot & Thompson Limited $1,070.93 immediately, calculated as shown in table below.
2. The Bond Centre is to pay the bond of $2,440.00 (3164213-008) to Barfoot & Thompson Limited immediately.

Description	**Landlord**	**Tenant**
Rent arrears to 30 April 2025	$1,370.00	
Water rates	$2,113.93	
Filing fee reimbursement	$27.00	
Total award	**$3,510.93**	
Bond	$2,440.00	
Total payable by Tenant to Landlord	**$1,070.93**	

Reasons:

1. The landlord attended the hearing which was held by teleconference. The tenant did not answer any of the calls made at the scheduled time on the four numbers provided to the Tribunal.
2. The tenant has been served by email which is an address for service on her tenancy agreement.

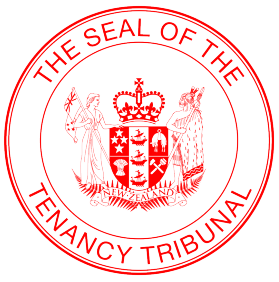
3. Because I am satisfied the tenant has been served notice of the hearing in accordance with the Residential Tenancies Act, 1986 and the tenant has not requested an adjournment, the hearing was conducted in the tenant's absence.

4. The landlord has applied for rent arrears, compensation, refund of the bond, and reimbursement of the filing fee following the end of the tenancy.

How much is owed for rent and water rates?

5. The landlord said the tenancy ended on 30 April 2025 after the tenant gave due notice. The landlord provided rent records and water rates invoices which prove the amount owing at the end of the tenancy is $1,370.00 for rent arrears and $2,213.93 for water rates. The landlord said the tenant was given monthly water rates invoices but did not pay them.

6. Because Barfoot & Thompson Limited has wholly succeeded with the claim I must reimburse the filing fee.



C Lamdin
20 August 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, or the failure to make an order, where the amount in dispute on appeal is less than $1000
- a final order to undertake work, or the failure to make an order, where the value of the work in dispute on appeal is 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.