[2025] NZTT 5188811

TENANCY TRIBUNAL AT PAPAKURA | TE TARAIPIUNARA RETIHANGA KI PAPAKURA

APPLICANT:	We Care Rentals Limited - as Agent for Rattan Holding Limited Landlord
RESPONDENT:	Amokura Moeke, Daesian Pafalani Tenant
TENANCY ADDRESS:	59A Great South Road, Papakura, Papakura 2110

ORDER

1. Amokura Moeke and Daesian Pafalani must pay We Care Rentals Limited - as Agent for Rattan Holding Limited $2,429.50 immediately, calculated as shown in the table below.
2. The Bond Centre is to pay the bond of $2,560.00 ( ) to We Care Rentals Limited - as Agent for Rattan Holding Limited immediately.

Description	**Landlord**	**Tenant**
Rent to 5 March 2025	$1,800.00	
Cleaning, rubbish removal, repairs	$3,162.50	
Filing fee reimbursement	$27.00	
Total award	**$4,989.50**	
Bond	$2,560.00	
Total payable by Tenant to Landlord	**$2,429.50**	

Reasons:

1. The landlord attended the hearing today.
2. The landlord has applied for rent arrears, compensation, refund of the bond, and reimbursement of the filing fee following the end of the tenancy.

Rent Arrears

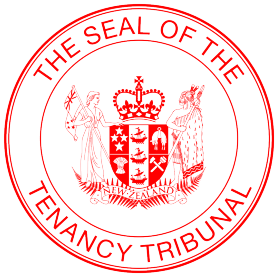
3. The tenancy was for a fixed term until 15 October 2025. On 5 March 2025 the landlord emailed the tenant stating their belief that the tenant had abandoned the property.
4. The landlord provided a summary which proves the rent owing to 5 March 2025. I note the premises were relet from 10 April 2025.

Cleaning, Rubbish Removal, Minor Repairs

5. At the end of the tenancy the tenant must leave the premises reasonably clean and tidy, remove all rubbish, return all keys and security devices, and leave all chattels provided for their benefit.
6. The tenant did not leave the premises reasonably clean and tidy and did not remove all rubbish. The landlord's photographs show that the floors and carpets needed cleaning. There were some holes in the walls and a strong smell of pets. Two skip bins had to be hired to remove the abandoned belongings, most of which had been boxed or stacked up outside.

Filing Fee

7. The landlord's application has been successful. I award the filing fee.



M Edison
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.