[2025] NZTT 5309653

TENANCY TRIBUNAL AT [Event location suppressed]

APPLICANT: [The applicant/s]

Landlord

RESPONDENT: Asha Smith

Tenant

TENANCY ADDRESS: [Tenancy address suppressed]

ORDER

1. An application for suppression has been made in this case, and the Tribunal orders suppression of the applicant's name and identifying details.
2. Asha Smith owes [The landlord/s] $5,599.42 ("the debt") calculated as shown in the table below:

Description	**Landlord**
Rent arrears to 21/08/2025	$5,571.42
Filing fee reimbursement	$28.00
Total award	**$5,599.42**
Total payable by Tenant to Landlord	**$5,599.42**

3. Asha Smith must pay rent and the debt as follows:
   a. By payment of $0.00 on or before Friday 29 August 2025 for the debt. This payment is in addition to the weekly rent due.
   b. The next rent payment of $750.00 is due on Wednesday 27 August 2025.
4. Payments will be allocated in the following order: rent, rent arrears, and the filing fee.
5. If the tenant fails to pay rent and rent arrears within 2 working days of the due dates:

a. The tenancy at [Tenancy address suppressed] will terminate and the landlord will have immediate possession of the premises.

b. The balance of the debt will be payable immediately.

6. If the tenant fails to pay the filing fee within 2 working days of the due date, the filing fee will be payable immediately.

Reasons:

1. Only the applicant landlord attended the hearing which took place by teleconference. The tenant was called on the number provided but the calls went to voicemail. As notice of the hearing has been sent, the hearing proceeded in the tenant's absence.
2. The landlord has applied for termination of the tenancy, rent arrears and refund of the bond.
3. The landlord stated that they were in communication with the tenant earlier today and the tenant wants to repay the debt to avoid immediate termination and advised that she is going to seek assistance from WINZ to pay the arrears.
4. The landlord agrees to give the tenant one week to seek assistance from WINZ to repay the arrears.

Should a conditional termination order be made?

5. Where rent is at least 21 days in arrears on the date the application was filed, the Tribunal must make either a final or a conditional termination order. See section 55(1)(a) and (1A) Residential Tenancies Act 1986.
6. I am satisfied that if WINZ assistance is obtained the tenant will pay the debt within the period specified in the order and is unlikely to commit any further relevant breach. I have granted a conditional termination order.
7. The conditional termination order will lapse if it is fully complied with. If the tenant breaches the order, the possession order may be enforced for 90 days from the first breach. See section 64(4)(b) Residential Tenancies Act 1986.

Filing fee/Suppression

8. Because [the landlord/s] has wholly succeeded with the claim I must reimburse the filing fee and suppress the landlord details in the order as applied for. See sections 102(4) and 95A(1) Residential Tenancies Act 1986.

G Guptill
21 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.