TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT:	Goodwin Realty Limited as agent for Reg Price Landlord
RESPONDENT:	Jedda Jakicevich Tenant
TENANCY ADDRESS:	9 Picton Street, Freemans Bay, Auckland 1011

ORDER

1. Jedda Jakicevich to pay Goodwin Realty Limited as agent for Reg Price $1,027.00 from the bond, calculated as shown in table below.
2. The Bond Centre is to pay the bond of $8,000.00 (5290017-005) immediately apportioned as follows:

Goodwin Realty Limited as agent for Reg Price:	$1,027.00
Jedda Jakicevich:	$6,973.00

Description	**Landlord**	**Tenant**
Paint repairs	$1,000.00	
Filing fee reimbursement	$27.00	
Total award	**$1,027.00**	
Bond	$1,027.00	$6,973.00

Reasons:

1. Both parties attended the hearing.
2. The landlord has applied for compensation for the cost of wall repairs, reimbursement of the filing fee, and payment from the bond following the end of the tenancy.

Is the tenant responsible for the damage to the premises?

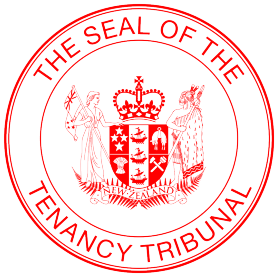
3. The landlord applies for a contribution to its costs to repair and repaint walls that were damaged by the tenant attaching pictures and other hangings to the wall using screws or nails that holed the walls.
4. The landlord must prove that damage to the premises occurred during the tenancy and is more than fair wear and tear. If this is established, to avoid liability, the tenant must prove they did not carelessly or intentionally cause or permit the damage.
5. The tenant repaired the holes. However, the repairs were incomplete.
6. The landlord paid a contractor $3,105.00 for repairs and repainting.
7. Mr Burke submitted photographs of the alleged damage. Some of the damage is fair wear and tear. However, other damage is due to intentionally screwing or nailing items to the walls.
8. Mr Burke submits the Tribunal should order at least 50 per cent of the cost of repairs. The tenant submits that $1,000.00 is the appropriate amount.
9. In my assessment, the tenant is liable for about one-third of the cost of the repairs and painting. I have taken account of depreciation and betterment in making that assessment.
10. Therefore, I order the tenant to pay the landlord $1,000.00, which is to be paid out from the bond.

Filing fee

11. The tenant must reimburse the landlord for the filing fee.

Bond

12. The bond is to be paid out in accordance with this order.



R Kee
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.