TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT:	A1 Property Managers Limited as agent for Central Property Investment Trust (Trustee: Central Property Investment Ltd) Landlord
RESPONDENT:	Teresa Stretch Tenant
TENANCY ADDRESS:	Flat B, 572 Pages Road, Bexley, Christchurch 8061

ORDER

1. Teresa Stretch must pay A1 Property Managers Limited as agent for Central Property Investment Trust (Trustee: Central Property Investment Ltd) $2,665.57 immediately, calculated as shown in the table below.
2. The Bond Centre is to pay the bond of $1,996.00 (BN-00053938) to A1 Property Managers Limited as agent for Central Property Investment Trust (Trustee: Central Property Investment Ltd) immediately.

Description	**Landlord**
Rent arrears to 19 August 2025	$4,633.57
Filing fee reimbursement	$28.00
Total award	*$4,661.57*
Bond Centre to pay landlord	$1,996.00
Balance tenant owes the landlord	**$2,665.57**

Reasons:

1. The hearing was conducted on Microsoft Teams.
2. The landlord's agents attended by video.
3. The tenant did not attend. The hearing proceeded in their absence.

4. The tenancy ended on 19 August 2025. In this application the landlord seeks and order for rent arrears, reimbursement of the filing fee, and payment over of the bond. The landlord may be making a further application for vacated costs.

5. The landlord provided rent records which proved the amount the tenant owes for rent.

6. The tenant must reimburse the landlord for its filing fee.

7. The Tribunal will direct the Bond Centre to pay the bond towards the tenant's debt under 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.