TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT:	Auckland Property Management Solutions Limited - As Agent For Bingsen (Sara) Liu Landlord
RESPONDENT:	Pati Ah Chee Tenant
TENANCY ADDRESS:	5 Nearco Street, Randwick Park, Auckland 2105

ORDER

1. Pati Ah Chee must pay Auckland Property Management Solutions Limited - As Agent For Bingsen (Sara) Liu $6,998.93 immediately, calculated as shown in table below.

Description	**Landlord**	**Tenant**
Removal of garage frame	$517.50	
Cleaning and removal of inside rubbish	$865.38	
Cockroach treatment	$220.00	
First rubbish removal	$2,446.05	
Second rubbish removal	$2,923.00	
Filing fee reimbursement	$27.00	
Total award	**$6,998.93**	
Total payable by Tenant to Landlord	**$6,998.93**	

Reasons:

1. This application was scheduled to be heard by teleconference. Both calls I made to the number provided for the tenant went to voicemail and so the hearing proceeded in his absence.

2. There has been a previous Order for this tenancy - application number 5094869 and dated 27 February 2025. In that Order the tenant was ordered to pay $10,344.05, largely comprised of rent arrears.

3. In this application the landlord has applied for compensation relating to the vacated tenancy.

4. At the end of a 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. See section 40(1)(e)(ii)-(v) Residential Tenancies Act 1986.

5. The photos show that the tenant left the house very dirty with some rubbish left inside it.

6. The cost of remedying this was proven with an invoice.

7. I also accept that a cockroach treatment was necessary and this was also proven with an invoice.

8. The photos of the exterior show an extraordinary amount of rubbish left at the premises, including cars, tyres and car parts.

9. The landlord provided the work orders he gave to the contractor to remove the rubbish and the cost of the removal of the all the rubbish was proven with two invoices. The first invoice was for the general rubbish left behind, which was considerable. The second was for the removal of the large number of car parts and car tyres.

10. Further to this, the photos show that the tenant had erected a frame against the garage which needed to be removed. The cost of removal was proven with an invoice.

11. As well as paying for the cost of remedying the issues described above, the tenant is required to reimburse the filing fee to the landlord because the landlord was wholly successful with the claim against him.

THE SEAL OF THE TENANCY TRIBUNAL

C ter Haar
28 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.