[2025] NZTT 5326642

TENANCY TRIBUNAL AT INVERCARGILL | TE TARAIPIUNARA RETIHANGA KI WAIHŌPAI

APPLICANT: Kāinga Ora–Homes And Communities

Landlord

RESPONDENT: Roseanne Maree Murphy

Tenant

TENANCY ADDRESS: 11A Grosvenor Street, Cambridge, Cambridge 3434

ORDER

1. The tenancy of Roseanne Maree Murphy at 11A Grosvenor Street, Cambridge, Cambridge 3434 is terminated, and possession is granted to Kāinga Ora–Homes And Communities, at 5pm on 1 September 2025.
2. Roseanne Maree Murphy must pay Kāinga Ora–Homes And Communities $752.29 immediately, being rent arrears up to todays date.

Description	**Landlord**	**Tenant**
Rent arrears	$752.29	
Total award	**$752.29**	
Total payable by Tenant to Landlord	**$752.29**	

Reasons:

1. The tenant failed to make themselves available for today's hearing.
2. The landlord has applied for termination of the tenancy for abandonment, rent arrears and refund of the bond.

Should the tenancy be terminated?

3. The Tribunal may terminate the tenancy where the premises have been abandoned and rent is in arrear at the hearing date. See section 61 Residential Tenancies Act 1986. A tenancy is abandoned where the tenant leaves the premises without reasonable excuse, not intending to return or to meet their obligations, and fails to notify the landlord.

4. On or about 17th July 2025, the landlord issued a notice for breach given that it appeared that the tenant was in arrears for their rent.

5. On the 6th August the landlord visited the property and from the inspection it certainly appears that the property has been abandoned. . Due to the nature of the tenancy being a social housing situation it is a term of the tenancy agreement that the tenant must occupy the property.

6. Because the premises have been abandoned, and further that this is a breach of the tenancy, and rent is in arrears, the tenancy is terminated immediately.

S Munro
01 September 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.