[2025] NZTT 5245653

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Susan Mary Harrod Thomas, Evan Ross Thomas

Landlord

RESPONDENT: Timothy James Cummings

Tenant

TENANCY ADDRESS: 278 Nayland Road, Stoke, Nelson 7011

ORDER

1. Timothy James Cummings must pay Susan Mary Harrod Thomas and Evan Ross Thomas $3,786.86 immediately, calculated as shown in table below:

Description	**Landlord**	**Tenant**
Rent arrears	$4,189.28	
Water rates	$451.67	
Carpet Cleaning	$367.00	
Rubbish removal	$110.00	
Replace furnishings: Net curtains	$238.50	
Replace furnishings: Curtain	$667.00	
Replace furnishings: Pegs	$6.34	
Replace furnishings: Plug	$4.86	
Light bulbs/batteries	$25.21	
Filing fee reimbursement	$27.00	
Total award	**$6,086.86**	
Bond (with the landlord)	$2,300.00	
Total payable by Tenant to Landlord	**$3,786.86**	

Reasons:

1. Both parties attended the hearing, conducted via teleconference.
2. This was a continuation hearing. The previous adjourning order varied the landlord application to consider the following claims, while also releasing the bond to the landlords:

Rubbish removal	$ 110.00
Replacement of velvet curtain	$ 667.00
Replacement of net curtains	$ 238.50
Replace missing light bulbs	$ 25.21
Replace missing clothes pegs	$ 6.34
Replace missing vanity plug	$ 4.86
Carpet cleaning	$ 367.00

3. The prior claims for rent arrears of $4,189.28 and water rates of $451.67 remained for determination today.
4. Mr Cummings accepted liability for all claims as tabled. The claims were confirmed with him. Given this, the claims are accepted and awarded.

Filing fee

5. Because Susan Mary Harrod Thomas, Evan Ross Thomas has wholly succeeded with the claim I must reimburse the filing fee.

THE SEAL OF THE TENANCY TRIBUNAL

M Brennan
09 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.