[2025] NZTT 5288599

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Visionwest Community Trust

Landlord

RESPONDENT: William Mihaka

Tenant

TENANCY ADDRESS: Unit/Flat 1, 22 Evans Road, Glen Eden, Auckland 0602

ORDER

1. The tenancy of William Mihaka at Unit/Flat 1, 22 Evans Road, Glen Eden, Auckland 0602 is terminated, and possession is granted to Visionwest Community Trust, at 11.59 pm on Monday 15 September 2025.
2. The Bond Centre is to pay the bond of $276.00 (3247745-021) to Visionwest Community Trust immediately.
3. William Mihaka must pay Visionwest Community Trust $322.15 immediately, calculated as shown in the table below:

Description	Landlord	Tenant
Rent arrears from 3 September 2024 to 9 September 2025	$64.29	
Rent arrears to 2 September 2024	$429.72	
Rent owed 10 - 15 September 2025	$77.14	
Filing fee reimbursement	$27.00	
Total award	**$598.15**	
Bond	$276.00	
Total payable by Tenant to Landlord	**$322.15**	

4. This order incorporates the rent arrears as set out in order 4907337 dated 27 August 2024.

Reasons:

1. The landlord attended the hearing. The tenant did not answer the calls to his phone.
2. The landlord has applied for termination of the tenancy, rent arrears and refund of the bond.
3. Rent was at least 21 days in arrears on the date the application was filed. There was a previous conditional order but the tenant has not made any payments of the additional $50 ordered in September last year. The rent is also more in arrears now than it was when the last order was made.
4. I find there are grounds to terminate the tenancy. See section 55(1)(a) Residential Tenancies Act 1986 (RTA).
5. The landlord provided rent records which prove the amount owing at the end of the tenancy. I have incorporated the rent arrears portion of the last order.
6. Because the landlord has wholly succeeded with the claim I must reimburse the filing fee.
7. The landlord's application for suppression is not allowed because the landlord is a social housing provider and there is public interest in social housing. See section 95A RTA.

K Koller
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.

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.