TENANCY TRIBUNAL AT [Event location suppressed]

APPLICANT: [The applicant/s]

Landlord

RESPONDENT: Avoda Asset Management Limited Tulsi Cullen

Tenant

TENANCY ADDRESS: 156 Kent Street, Kingston, Kingston 9793

ORDER

1. An application for suppression has been made in this case, and the Tribunal orders suppression of the landlord name and identifying details.
2. The tenancy of Avoda Asset Management Limited Tulsi Cullen at 156 Kent Street, Kingston, Kingston 9793 is terminated, and possession is granted to [The landlord/s], **immediately**.
3. The Bond Centre is to pay the bond of $2,760.00 ([Bond number suppressed]) to [The landlord/s] immediately.
4. Avoda Asset Management Limited Tulsi Cullen must pay [The landlord/s] $4,365.14 immediately, calculated as shown in the table below:
5. [The landlord/s] must take any of the tenant's personal documents that have been left at the premises to the nearest Police station and obtain a receipt for them.
6. The landlord may dispose of the other goods left at the premises by the tenant as the landlord sees fit.

Description	**Landlord**	**Tenant**
Rent arrears to 11.9.25	$7,097.14	
Filing fee reimbursement	$28.00	
Total award	**$7,125.14**	
Bond	$2,760.00	

Total payable by Tenant to Landlord **$4,365.14**

Reasons:

1. The landlord attended the hearing via remote teleconference. There was no attendance by the tenant. Two attempts were made to contact the tenant. Both attempts were unsuccessful.
2. The landlord has applied for termination of the tenancy for abandonment, rent arrears, disposal order 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 30 July 2025 the landlord became aware (or ought to have been aware) that the tenant had abandoned the premises. The landlord confirmed during the hearing that they attended the property on this date and noticed the inside of the house empty. They also discovered that all belongings and furniture had been placed into the garage. The tenant has not made arrangements to remove the items left behind.
5. Because the premises have been abandoned, and rent is in arrear, the tenancy is terminated immediately.

How much does the tenant owe?

6. The landlord provided rent records which prove the amount owing at the end of the tenancy. The amount ordered includes rent in lieu of notice.
7. The landlord has applied for rent arrears and has provided rent records which prove the amount owing. Having sighted the landlord's rent ledger I am satisfied that the tenant is responsible for the rent debt.
8. The claim for rent arrears is proven.
9. The landlord has applied for the disposal of goods the tenant left at the premises at the end of the tenancy.

10. The landlord

a. is unable to contact the tenant.

11. It is not practicable for the landlord to the return the goods to the tenant. The value of the goods is below the cost of storing, transporting and selling them. Therefore the landlord may dispose of the goods. See sections 62(3)(b), 62B(2) and (3) Residential Tenancies Act 1986.
12. Because [The applicant/s] has wholly succeeded with the claim I must reimburse the filing fee.
13. The Tribunal must, on the application of a party that has wholly or substantially succeeded in proceedings, order that the party's name or identifying particulars not be published, unless the Tribunal considers that publication is in the public interest or is justified because of the party's conduct or any other circumstances of the case – section 95A Residential Tenancies Act.
14. The landlord applied for a name suppression order. The landlord is entitled to name suppression as the application is successful – see section 95A RTA.

M Manhire
11 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.