TENANCY TRIBUNAL AT [Event location suppressed]

APPLICANT: [The applicant/s]

Landlord

RESPONDENT: Niall Firth

Tenant

TENANCY ADDRESS: 10 Ontario Place, Wainoni, Christchurch 8061

ORDER

1. Niall Firth must pay [The landlord/s] $2,401.29 immediately, being rent arrears to 11 May 2025.
2. An application for suppression has been made in this case and the Tribunal orders suppression of the landlord's name and identifying details.
3. The Bond Centre is to pay the bond of $1,600.00 ([Bond number suppressed]) to [The landlord/s] immediately.

Description	**Landlord**
Rent arrears	$1,771.43
Prior rent arrears	$2,202.86
Filing fee reimbursement	$27.00
Total award	**$4,001.29**
Bond	$1,600.00
Total payable by Tenant to Landlord	**$2,401.29**

Reasons:

1. Both parties attended the hearing by telephone.
2. The landlord has applied for rent arrears and has provided rent records which prove the amount owing.

3. The sum awarded includes an amount for prior rent arrears which the tenant had acknowledged and was paying off.

4. The tenant advised that he wanted an in person hearing because of his mental health. No application or notification was received from the tenant prior to the hearing seeking an in person hearing. As explained during the hearing, the Tribunal is satisfied that the landlord's application could be adequately dealt with at the telephone hearing attended by both parties.

5. The landlord's application was straightforward. It has supplied its statements to the tenant through the application process. In addition, the parties have met at mediation which was unsuccessful.

6. The tenant has not supplied any information to the Tribunal that challenges the landlord's statements. It is for the tenant to supply documentary evidence that challenges the landlord's statements. In the absence of any such evidence, the Tribunal is persuaded on the landlord's evidence of the amounts due.

7. Under section 85 RTA, the Tribunal's jurisdiction is to be exercised in a manner that is most likely to ensure the fair and expeditious resolution of disputes. The Tribunal is satisfied that in this case, the holding of the hearing by telephone was suitable to meet those aims and that there was nothing in the landlord's application which required an in person hearing or that disadvantaged the tenant who had adequate time to object to the form of the hearing and supply any evidence he wished.

8. Because [The applicant/s] has wholly succeeded with the claim I must reimburse the filing fee.

G Baker
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.