TENANCY TRIBUNAL AT [Event location suppressed]

APPLICANT:	Rempstone Property Management Limited on behalf of Hanwen Zhang Landlord
RESPONDENT:	[The tenant] Tenant
TENANCY ADDRESS:	14 Nepal Place, Burnside, Christchurch 8053

ORDER

1. The tenant's name and identifying details must not be published.
2. The tenancy of [the tenant] at 14 Nepal Place, Burnside, Christchurch 8053 is terminated, and possession is granted to Rempstone Property Management Limited on behalf of Hanwen Zhang, at the end of Wednesday 17 September 2025
3. The Bond Centre is to pay the bond of $2,720.00 to Rempstone Property Management Limited on behalf of Hanwen Zhang immediately.
4. [The tenant] must pay Rempstone Property Management Limited on behalf of Hanwen Zhang $3,548.00 immediately, calculated as shown in the table below:

Description	**Landlord**
Rent arrears to the end of 10/09/25	$5,560.00
Rent until 17/9/25	$680.00
Filing fee reimbursement	$28.00
Total award	**$6,268.00**
Bond	$2,720.00
Total payable by Tenant to Landlord	**$3,548.00**

Reasons:

1. The hearing was conducted remotely on Microsoft Teams.
2. Both parties attended the hearing.

3. The landlord has applied for termination of the tenancy, rent arrears, rent, reimbursement of the filing fee, and payment over of the bond.

4. Rent was at least 21 days in arrears on the date the application was filed. The Tribunal must order termination by virtue of s 55(1)(a) of the Residential Tenancies Act 1986.

5. The landlord provided rent records which prove the amount owing today and at the end of the tenancy in one week's time. The order will be for immediate payment, so it is enforceable if necessary. Presumably, the tenant will speak with the landlord about how he can pay the debt over time so the landlord does not have to enforce the order.

6. The tenant must reimburse the landlord for the filing fee.

7. The Tribunal directs the Bond Centre to pay the landlord the bond in part payment of the tenant's debt.

8. The tenant fell into arrears due to mental health struggles which thankfully he has rebounded well from. I am concerned that this matter should not hamper his future ability to obtain suitable rental accommodation, which publishing his name probably would.

9. The Tribunal may, on its own initiative, having regard to the interests of the parties and to the public interest, order that the name or any identifying particulars of any party not be published.[1] I have had regard to these factors including the public interest. In this case the public interest favours the tenant being given the concession of not having his name published. Therefore, the Tribunal orders non-publication of the tenant's name and identifying details.

R Kee
11 September 2025

[1] Section 95A(4) of the Residential Tenancies Act 1986.

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.