[2025] NZTT 5329389

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Woody Bay Limited

Landlord

RESPONDENT: Megan Morphus

Tenant

TENANCY ADDRESS: 5 Tensing Place, Sockburn, Christchurch 8042

ORDER

1. Woody Bay Limited is granted possession of the premises at 5 Tensing Place, Sockburn, Christchurch 8042 immediately.
2. Megan Morphus must pay Woody Bay Limited $856.57 immediately, as calculated in the table below:

Description	**Landlord**
Rent arrears to 13/08/2025	$828.57
Filing fee reimbursement	$28.00
Total award	**$856.57**
Total payable by Tenant to Landlord	**$856.57**

Reasons:

1. Only the applicant landlord attended the hearing which took place by videoconference. The tenant was called on the number provided but there was no response.
2. The landlord has applied for possession of the premises following the termination of the tenancy.

3. This was a fixed term tenancy. The landlord and tenant entered into communication as the tenant wished to end the tenancy. The tenant advised that she would vacate the premises by 13 August 2025. The landlord agreed to conduct an exit inspection on that date. The landlord advised that when he went to the premises on 13 August 2025 the tenant had vacated but was not present for the inspection and did not return the keys.

4. Having considered the evidence filed of communication between the parties and the landlord evidence given today I am satisfied that the parties agreed to end this tenancy and it ended on 13 August 2025. The landlord is entitled to possession of the premises.

5. The tenancy ended on 13 August 2025, which is less than 90 days ago. The requirements of section 64(1) of the Residential Tenancies Act 1986 are satisfied.

6. The landlord has applied for rent arrears and has provided rent records which prove the amount owing.

7. Because Woody Bay Limited has wholly succeeded with the claim I must reimburse the filing fee.

G Guptill
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.