[2025] NZTT 5242811

TENANCY TRIBUNAL AT [Event location suppressed]

APPLICANT: [The applicant/s]

Landlord

RESPONDENT: Teshaun Brown

Tenant

TENANCY ADDRESS: [Tenancy address suppressed]

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. Teshaun Brown must pay [The landlord/s] $6,277.00 immediately, calculated as shown in table below.

Description	Landlord	Tenant
Rent arrears to 21 June 2025	$8,370.00	
Filing fee reimbursement	$27.00	
Total award	**$8,397.00**	
Bond (with landlord)	$2,120.00	
Total payable by Tenant to Landlord	**$6,277.00**	

Reasons:

1. The landlord attended the hearing, set down to be conducted via video conference. There was no entry into the conference by the tenant, nor any prior contact with the Registry. A call to the tenant was attempted but unsuccessful. I was satisfied adequate service had completed and I continued with the hearing after the call went unanswered.
2. This was a continuation. The previous adjourning order released the bond to the landlord. That is accounted for here.

3. The adjourning order also allowed for a written variation by the landlord for vacated claims to be submitted. This was not taken up and the landlord should lodge a separate application for such claims, if so desired.
4. The landlord has applied for rent arrears, refund of the bond, and reimbursement of the filing fee following the end of the tenancy.

How much is owed for rent?

5. The tenancy ended on 21 June 2025. The landlord provided rent records which prove the amount owing at the end of the tenancy.
6. The tenancy was supposed to end on 27 May 2025 via tenant notice but the tenant or others remained after that date. No further notice regarding any later return of possession was received by the landlord and email requests to the tenant (who by this stage advised she was in Christchurch) regarding this were not replied to.
7. While the end date is not certain, this is a result of tenant failures and I accept the end date of the landlord as when possession finally returned and rent liability ended.

Filing fee

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

Suppression

9. Section 95A RTA states regarding suppression orders that 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.
10. The landlord requested suppression in its application. As it has been wholly successful, suppression is ordered.

M Brennan
17 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.