[2025] NZTT 5270341

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Tāmaki Regeneration Limited

Landlord

RESPONDENT: Ngawini Poupouare

Tenant

TENANCY ADDRESS: 28B Rowena Crescent, Glen Innes, Auckland 1072

ORDER

1. The tenancy of Ngawini Poupouare at 28B Rowena Crescent, Glen Innes, Auckland 1072 is terminated, and possession is granted to Tāmaki Regeneration Limited, immediately.
2. Ngawini Poupouare must pay Tāmaki Regeneration Limited $2,150.45 immediately, calculated as shown in the table below.
3. The Bond Centre is to pay the bond of $194.00 (3379110-008) to Tāmaki Regeneration Limited immediately.

Description	**Landlord**	**Tenant**
Rent arrears to 18 September 2025	$2,317.45	
Filing fee reimbursement	$27.00	
Total award	**$2,344.45**	
Bond	$194.00	
Total payable by Tenant to Landlord	**$2,150.45**	

Reasons:

1. The landlord attended the hearing on 18 September 2025. The tenant did not.
2. The notice of hearing and landlord's application have been sent to the tenant in accordance with the order dated 4 August 2025. Therefore, service on the tenant is deemed to have occurred.
3. The landlord has applied for termination of the tenancy, rent arrears and refund of the bond.
4. As the applicant, the landlord must prove their claim to the civil law standard of proof, on the balance of probabilities.

Should the tenancy be terminated?

5. The landlord filed their application on 3 June 2025. The landlord submitted a rent summary, which records rent arrears as being $2,893.48 (225 days) on this date.
6. Rent was at least 21 days in arrears on the date the application was filed. Therefore, the tenancy is terminated.[1]

How much does the tenant owe in rent arrears?

7. The landlord submitted a rent summary, which proves the tenant owes $2,317.45 in rent arrears up to 18 September 2025.
8. The landlord's claim for rent arrears is granted for $2,317.45.

Filing fee

9. Because Tāmaki Regeneration Limited has wholly succeeded with the claim I must reimburse the filing fee.

THE SEAL OF THE TENANCY TRIBUNAL

L Ryken
18 September 2025

[1] Residential Tenancies Act 1986, section 55(1)(a).

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.