TENANCY TRIBUNAL AT MANUKAU | TE TARAIPIUNARA RETIHANGA KI MANUKAU

APPLICANT:	Wolfbrook Property Management Limited as Agent for Pukeko Family Ltd - Lakewood Court Landlord
RESPONDENT:	Siosaia Liava'a Moala Tenant
TENANCY ADDRESS:	Unit/ 703B, 8 Lakewood Court, Manukau, Auckland 2104

ORDER

1. Siosaia Liava'a Moala must pay Wolfbrook Property Management Limited as Agent for Pukeko Family Ltd - Lakewood Court $404.96 immediately, being rent arrears to 5 September 2025, cleaning costs and reimbursement of the filing fee, as calculated and set out below:

Description	**Landlord**
Rent arrears	$1,815.71
Filing fee reimbursement	$28.00
Electrical fittings replacement/repair	$201.25
Total award	**$2,044.96**
Minus Bond	-$1,640.00
Total payable by Tenant to Landlord	**$404.96**

2. The Bond Centre is to pay the bond of $1,640.00 (BN-00053293) to Wolfbrook Property Management Limited as Agent for Pukeko Family Ltd - Lakewood Court immediately.

Reasons:

1. Both parties attended the hearing.
2. The landlord has applied for rent arrears, compensation, refund of the bond, and reimbursement of the filing fee following the end of the tenancy.

How much is owed for rent?

3. The tenancy ended on 5 September 2025. The landlord provided rent records which prove the amount of $1815.71 owing in rent arrears at the end of the tenancy.

4. The tenant does not dispute the amount of rent arrears owing at the end of the tenancy.

5. I am satisfied that the landlord has proven their claim for rent arrears.

Did the tenant comply with their obligations at the end of the tenancy?

6. At the end of the tenancy the tenant must leave the premises reasonably clean and tidy, remove all rubbish, return all keys and security devices, and leave all chattels provided for their benefit. See section 40(1)(e)(ii) -(v) Residential Tenancies Act 1986. The tenant is required to replace worn out smoke alarm batteries during the tenancy. See section 40(1) (ca) Residential Tenancies Act 1986. The tenant must also replace standard light bulbs.

7. The tenant did not leave the premises reasonably clean. The landlord has provided the Tribunal with an exit inspection report and photos, which show the property was not reasonably clean and tidy. The tenant does not deny that he did not clean the property properly at the end of the tenancy and does not oppose the cleaning invoice being charged to him.

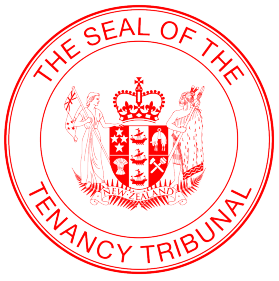
8. The landlord has provided a copy of the invoice for the cost of the cleaning.

9. I am satisfied that the landlord has proven their claim for the cost of the cleaning.

Bond/filing fee:

10. Because Wolfbrook Property Management Limited as Agent for Pukeko Family Ltd - Lakewood Court has wholly succeeded with the claim I must reimburse the filing fee.

11. The Bond Centre is to refund the bond to the landlord to offset the debt owed by the tenant to the landlord.



J Northwood
18 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.