[2025] NZTT 5284939

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Kāinga Ora–Homes And Communities

Landlord

RESPONDENT: Tiara Anahera Eriepa

Tenant

TENANCY ADDRESS: 14 Leslie Place, Otara, Auckland 2023

ORDER

1. Tiara Anahera Eriepa owes Kāinga Ora–Homes and Communities $1,724.25 (the amount owing), calculated as shown in table below.

Description	**Landlord**	**Tenant**
During tenancy costs - window and external door repair, unlock the premises	$876.20	
End of tenancy costs - cleaning and rubbish removal	$1,188.05	
Less paid by tenant		$340.00
Total award	**$2,064.25**	**$340.00**
Net award	$1,724.25	
Total payable by Tenant to Landlord	**$1,724.25**	

2. Tiara Anahera Eriepa will continue to pay the amount owing by payments of $20.00 per week. The next payment of $20.00 is due this Thursday 25 September 2025 and payment will continue every Thursday until the amount owing has been paid in full.
3. If any payment in order 2 above is not made in full within 2 working days of the due date, then the balance of the debt owing will be due and payable immediately.

Reasons:

1. Mr Temu attended the hearing for the landlord. The tenant was phoned on the number provided but there was no response to the calls.
2. The landlord has applied for compensation following the end of the tenancy.

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

3. The tenant did not leave the premises reasonably clean and did not remove all rubbish at the end of the tenancy as required by section 40(1)(e)(ii)-(v) of the Residential Tenancies Act 1986 (the Act).
4. The amounts ordered are proved.

Did the tenant comply with her obligations during the tenancy?

5. I am satisfied that the tenant damaged the premises during the tenancy, in particular a window was broken in the living room and the external door was removed from its hinges. The damage is beyond fair wear and tear and the tenant has not disproved liability for it: sections 40(2)(a), 41 and 49B of the Act.
6. The tenant also requested the landlord to attend to unlock the premises during the tenancy because she had locked herself outside.
7. The amounts ordered are proved.
8. Mr Temu confirmed that the landlord is happy to allow the tenant to continue paying the costs ordered by weekly payments of $20.00. I therefore make an order that she is to continue to do so.

THE SEAL OF THE TENANCY TRIBUNAL

R Merrett
22 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.