[2025] NZTT 5296703

TENANCY TRIBUNAL AT [Event location suppressed]

APPLICANT: [The applicant/s]

Landlord

RESPONDENT: Jewelie Lockett

Tenant

TENANCY ADDRESS: 5 McCrae Street, Wakefield, Wakefield 7025

ORDER

1. An application for suppression has been made in this case, and the Tribunal orders suppression of the Landlord's name and identifying details.
2. Jewelie Lockett must pay [The landlord/s] $2,269.50 immediately, calculated as shown in table below:

Description	**Landlord**	**Tenant**
Previous order application 5187992 dated 21/05/2025	$1,385.00	
Cleaning	$197.50	
Shifting spa back and carpet cleaning	$660.00	
Filing fee reimbursement	$27.00	
Total award	**$2,269.50**	
Total payable by Tenant to Landlord	**$2,269.50**	

Reasons:

1. This application was scheduled to be heard by telephone. I rang the number provided for the tenant twice but both my calls went to voicemail. The hearing proceeded in her absence.
2. The tenancy ended on 2 June 2025. A previous Tribunal Order has dealt with the rent arrears and the landlord now makes a claim for cleaning, carpet

cleaning, the cost of moving the spa back to its original position and reimbursement of the filing fee.

3. At today's hearing I accepted the evidence that the tenant did not leave the premises clean, that the carpet was very dirty and that she had moved the spa to another position during her tenancy.
4. She is required to pay the cost of remedying these issues.
5. At today's hearing I understood that these issues had been remedied, along with other matters that have not been claimed from the tenant, by the owner's insurance company. The owner has been required to pay two lots of excess of $790.00 each.
6. One excess covered the cleaning and some other matters. The other excess covered carpet cleaning and the repositioning of the spa pool.
7. I have ordered the tenant to pay a proportion of each excess, in line with what has been claimed against her as against what has not been claimed against her but still covered by the excess.
8. I am also ordering the tenant to reimburse the filing fee to the landlord because the landlord has been wholly successful with the claim against her.
9. For the same reason I am allowing the landlord's application to have their name and identifying details suppressed.

C ter Haar
23 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.