[2025] NZTT 5294899

TENANCY TRIBUNAL AT [Event location suppressed]

APPLICANT:	[The applicant/s] Landlord
RESPONDENT:	[The respondent/s] 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 and Tenant names and identifying details.
2. The landlord's claims relating to damage to grassed areas and to the garage door are dismissed.
3. The Bond Centre is to pay the bond of $2,400.00 ([Bond number suppressed]) immediately apportioned as follows:

[The landlord/s]:	$1,927.25
[The tenant/s]:	$472.75

Reasons:

1. I made an order on 16 September 2025 after a hearing held that day.
2. The first order decided most of the claims. I allowed the landlord additional time to submit new evidence related to a claim for compensation to the garage door. If no new evidence was supplied, I directed that I would dismiss the claim.
3. The landlord has not submitted new evidence.
4. I therefore dismiss the claim for compensation relating to damage to the garage door. There is no evidence that the landlord has suffered a loss.

5. I also dismiss a claim to recover the costs of regrassing a small area on the lawn where the tenants had reportedly stored the recycling bin and rubbish bin.

6. The area is minimal and putting rubbish bins on grass is a normal residential activity. If a landlord wants to direct tenants to store bins in a certain place, it should clearly state this in the tenancy agreement or other written instructions.

Refund of the bond

7. My first order awarded compensation of $1,927.25 to the landlords to be paid from the bond.

8. My orders today mean that the balance of the bond is to be refunded to the tenants.

9. I suppress both landlord and tenant names as I did in the first order and for the same reasons.

N Maplesden
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.