TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Donna Vivien Short, Bradley Wyatt Short

Landlord

RESPONDENT: Karen Youngman

Tenant

TENANCY ADDRESS: 23 Murray Street, Caversham, Dunedin 9012

ORDER

1. Karen Youngman must pay Donna Vivien Short and Bradley Wyatt Short $441.51 immediately, calculated as shown in table below.
2. The Bond Centre is to pay the bond of $660.00 (3226295-008) to Donna Vivien Short and Bradley Wyatt Short immediately.

Description	**Landlord**	**Tenant**
Rubbish removal	$600.00	
Window and door glass repairs	$473.51	
Filing fee reimbursement	$28.00	
Total award	**$1,101.51**	
Bond	$660.00	
Total payable by Tenant to Landlord	**$441.51**	

Reasons:

1. This application was scheduled to be heard by video conference. The tenant did not link to the Teams link provided to her in the notice of hearing, and my call to the telephone number provided for her did not go through. The hearing proceeded in her absence.
2. The landlord has applied for compensation, payment of the bond, and reimbursement of the filing fee following the end of the tenancy.

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

3. 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.
4. I accept the evidence that the tenant had left the premises without advising the landlord, leaving her son to live there. Her son left the premises on 7 May 2025.
5. I also accept the evidence that a considerable amount of rubbish was left behind, mostly comprising a significant amount of green waste and rubbish left in a garden shed.
6. Invoices for the skip bins required for removal of the rubbish amount to $400.00 and the tenant is require to pay this amount.
7. I note that there has been no claim for the labour required to remove the rubbish.

Is the tenant responsible for the damage to the premises?

8. A landlord must prove that damage to the premises occurred during the tenancy and is more than fair wear and tear. If this is established, to avoid liability, the tenant must prove they did not carelessly or intentionally cause or permit the damage. Tenants are liable for the actions of people at the premises with their permission. See sections 40(2)(a), 41 and 49B RTA.
9. I accept the evidence that during the tenancy two kitchen windows were broken and the glass in a door was also broken.
10. This is beyond fair wear and tear and the tenant has not disproved liability for this damage.

11. The tenant is therefore required to pay the invoiced cost of the glass repairs - $473.51.

Filing fee reimbursement

12. I am also ordering the tenant to reimburse the filing fee to the landlord because the landlord was wholly successful with the claim against her.

C ter Haar
25 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.