[2025] NZTT 5312401

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT:	Kāinga Ora–Homes And Communities Landlord
RESPONDENT:	Phillip Sam Taylor Tenant
TENANCY ADDRESS:	Unit/Flat 3, 55 Ward Street, Addington, Christchurch 8024

CONSENT ORDER

1. The tenant must carry out the following work to the premises, which must be completed by 24 October 2025:
   a. All lawns mowed; and
   b. All rubbish removed from the exterior of the premises.
2. As an alternative to compliance with Order 1, the Tenant must pay the Landlord $1,500.00 immediately.
3. If the Tenant fails to comply with either Order 1 or 2 above, then the Landlord may undertake the work and charge the tenant the costs of this work up to $1,500.00. These costs may be treated as rent in arrears and enforced accordingly.
4. The hearing is treated as complete, upon this final order being issued by the Tribunal.

Reasons

1. Both parties attended the hearing.
2. The parties reached agreement concerning the planned cause of action to address the Tenant's breaches.

3. This is a consent decision and remains unpublished.

4. I decline to grant name suppression in this case, or to provide retrospective suppression for any previously published decisions. When asked why suppression should be granted, the Tenant replied, ‘because it’s rubbish.’ I take this to mean he felt it was unfair. However, it is not unfair that he should attend to his lawns and remove rubbish, rather than leaving the taxpayer to bear that cost, nor that the public should be informed of it.

5. I have no evidence concerning potential hardship of publication.

6. I note decisions made by consent are not often published, as there is arguably limited public interest in what parties privately agree. However, this is just such a case where the public should be interested to know how, as a matter of policy, how these cases are dealt with. I want to be clear, the decision to not grant suppression in this case is not about punishing the Tenant, it is about transparency.

M Steens
03 October 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.