TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT:	360 Property Management Limited As Agent For Sunil Raj Dogra Landlord
RESPONDENT:	Ronald Keti, Filomena Galovale Tenant
TENANCY ADDRESS:	251 Weymouth Road, Manurewa, Auckland 2102

ORDER

1. The tenancy of Ronald Keti and Filomena Galovale at 251 Weymouth Road, Manurewa, Auckland 2102 is terminated immediately, and possession is granted to 360 Property Management Limited as agent for Sunil Raj Dogra, at 5pm today
2. The Bond Centre must pay the bond (3526310-006) of $2920 to 360 Property Management Limited as agent for Sunil Raj Dogra.
3. Ronald Keti and Filomena Galovale must pay 360 Property Management Limited As Agent For Sunil Raj Dogra $1,222.03 immediately, calculated as shown in table below.

Description	**Landlord**	**Tenant**
Rent arrears	$3,858.58	
Filing fee reimbursement	$28.00	
Water rates	$255.45	
Total award	**$4,142.03**	
Less	**$2920**	
Balance payable by Tenant to Landlord	**$1,222.03**	

Reasons:

1. Only the landlord attended the hearing.
2. The landlord has applied for termination of the tenancy for abandonment, rent arrears and refund of the bond.

Should the tenancy be terminated?

3. The Tribunal may terminate the tenancy where the premises have been abandoned and rent is in arrear at the hearing date. See section 61 Residential Tenancies Act 1986. A tenancy is abandoned where the tenant leaves the premises without reasonable excuse, not intending to return or to meet their obligations, and fails to notify the landlord.
4. On 1 September 2025, the landlord became aware (or ought to have been aware) that the tenant had abandoned the premises. This was because a few days prior, the tenant advised they were moving out on that date. The owner of the property then noticed the keys in the letterbox and the landlord attended the prior and saw tht the tenant's belongings were all removed.
5. Because the premises have been abandoned, and rent is in arrear, the tenancy is terminated immediately.

How much does the tenant owe?

6. The landlord provided rent records which prove the amount owing at the end of the tenancy. The amount ordered includes rent in lieu of notice.
7. I am satisfied that the amounts ordered above for rent and water are proven.
8. The Bond is refunded as the landlord assures me the bond is still with the Bond Centre.
9. Because 360 Property Management Limited as agent for Sunil Raj Dogra has wholly succeeded with the claim I must reimburse the filing fee.

THE SEAL OF THE TENANCY TRIBUNAL

D Watson
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.