[2025] NZTT 5324567

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Property Brokers Limited

Landlord

RESPONDENT: Anetia Heta

Tenant

TENANCY ADDRESS: Unit/Flat 1, 57 Banks Street, Marfell, New Plymouth 4310

ORDER

1. Anetia Heta must pay Property Brokers Limited $2,353.04 immediately, calculated as shown in table below.
2. The Bond Centre is to pay the bond of $1,600.00 (3225193-008) to Property Brokers Limited immediately.

Description	**Landlord**	**Tenant**
Repairs: Wall damage, rubbish removal, light shades, light bulbs and door damage repairs	$2,934.44	
Carpet Cleaning: (including curtains)	$982.10	
Key replacement	$8.50	
Filing fee reimbursement	$28.00	
Total award	**$3,953.04**	
Bond refund	- $1,600.00	
Total payable by Tenant to Landlord	**$2,353.04**	

Reasons:

1. The landlord attended the hearing via videoconference. The tenant did not.
2. The tenant's phone number was tried also but it did not connect.
3. The tenancy was from 29 March 2021 until 14 July 2025.

4. Following the end of the tenancy, the landlord has applied for compensation, refund of the bond, and reimbursement of the filing fee.

5. 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 ("RTA"). The tenant must also replace standard light bulbs.

6. For any damage claims, the 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.

7. The tenant did not remove all rubbish. The tenant did not return one of the keys. The landlord had to replace light bulbs. The carpet and the curtain required cleaning.

8. There was damage on the walls and a door. 12 light shades were either missing or damaged. The landlord provided photos of the premises from before and after the tenancy to prove that the damages occurred during the tenancy.

9. The amounts ordered above are proved.

10. Because the landlord has wholly succeeded with the claim, the tenant must reimburse the filing fee.

11. The bond is to be paid out to the landlord to offset the amount payable by the tenant.

THE SEAL OF THE TENANCY TRIBUNAL

J Yi
09 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.