TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Kāinga Ora–Homes And Communities

Landlord

RESPONDENT: Sharon Lesley Stockdale

Tenant

TENANCY ADDRESS: 90B Victoria Street, Pukekohe, Pukekohe 2120

ORDER

1. Sharon Lesley Stockdale must pay Kāinga Ora–Homes And Communities $2,887.01 immediately, calculated as shown in table below:

Description	**Landlord**	**Tenant**
Cleaning	$780.74	
Repairs: Door	$246.03	
Rubbish removal	$1,967.81	
Total award	**$2,994.58**	
Rent Credit	$107.57	
Total payable by Tenant to Landlord	**$2,887.01**	

***Attendance*:**

1. The applicant attended the hearing by phone. The respondent did not answer.

Background:

2. This tenancy ended on 20 May 2025. The applicant seeks compensation of $780.74 for cleaning, $246.03 for the repair of a door that was removed and missing at the conclusion of the tenancy, and $1,967.81 for rubbish removal.

3. The applicant has also advised that the tenant has a rent credit of $107.57, which can be applied as a credit towards the total amounts awarded.

Is the tenant liable for the cleaning and rubbish removal charges?

4. Section 40(1)(e)(iii) of the Residential Tenancies Act 1986 requires a tenant, at the conclusion of a tenancy, to leave the premises in a reasonably clean and tidy condition and to remove all rubbish. The photographs provided by the applicant from the end of the tenancy show that the property was left well short of this standard and that there was a substantial amount of rubbish left behind.

5. Accordingly, the amounts claimed for cleaning and rubbish removal are awarded.

Is the tenant liable for the door repair costs?

6. Section 40(2)(a) of the Residential Tenancies Act 1986 prohibits a tenant from intentionally or carelessly damaging, or permitting any other person to damage, the premises. I am satisfied that the removal of the door constitutes either careless or intentional damage, and that the tenant is therefore liable for the cost of repair.

7. The amount claimed is awarded.

H Ben Fayed
16 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.