[2025] NZTT 5084888

TENANCY TRIBUNAL AT AUCKLAND | TE TARAIPIUNARA RETIHANGA KI TĀMAKI MAKAURAU

APPLICANT:	Barfoot & Thompson Limited As Agent For Lisa And Cecilia Lee Landlord
RESPONDENT:	Joshua Amohanga Tenant
TENANCY ADDRESS:	Unit/Flat GF, 27 Morning Star Place, Mount Albert, Auckland 1025, Morning Star Units

ORDER

1. Joshua Amohanga must pay Barfoot & Thompson Limited As Agent For Lisa And Cecilia Lee $9,143.43 immediately, calculated as shown in table below:
2. This order incorporates the Tribunal order made on 2 October 2024 under application 4937257.

Description	**Landlord**	**Tenant**
Previous order application 4937257 dated 02/10/2024	$6,403.43	
Carpet replacement (insurance excess)	$2,500.00	
Lock/key replacement	$213.00	
Filing fee reimbursement	$27.00	
Total award	**$9,143.43**	
Total payable by Tenant to Landlord	**$9,143.43**	

Reasons:

1. Only the landlord attended the hearing. I am satisfied that the tenant has been served with the landlord's application in accordance with the service provisions of the Residential Tenancies Act 1986 (RTA) and so the hearing proceeded in the tenant's absence.

2. The landlord claimed for compensation due to carpet replacement. The landlord produced photographs from before the tenancy commenced and photographs of the carpet after the tenancy ended. The carpet at the end of the tenancy was heavily stained.

3. The landlord claimed insurance for carpet replacement and the claim was accepted. The carpet was new at the beginning of the tenancy. The insurance excess is awarded.

4. The tenancy was terminated by the Tribunal in the order dated 2 October 2024. The landlord claims the cost of replacing the keys after the tenancy termination and that is awarded.

5. On 2 October 2024 the Tribunal made an order relating to this tenancy, for rent arrears to 6 October 2024 and the bond was released to the landlord. The previous order is incorporated into this order for enforcement purposes.

6. Because Barfoot & Thompson Limited As Agent For Lisa And Cecilia Lee has wholly succeeded with the claim I must reimburse the filing fee.

N Walker
17 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.