[2025] NZTT 5352002

TENANCY TRIBUNAL AT [Event location suppressed]

APPLICANT: [The applicant/s]

Landlord

RESPONDENT: [The respondent/s]

Tenant

TENANCY ADDRESS: [Tenancy address suppressed]

ORDER

1. An application for suppression has been made in this case, and the Tribunal orders suppression of the parties' names and identifying details and the tenancy address.
2. [The tenant/s] must pay [The landlord/s] $4,642.85 immediately, calculated as shown in the table below.
3. The Bond Centre is to pay the bond of $1,950.00 ([Bond number suppressed]) to [The landlord/s] immediately.

Description	**Landlord**	**Tenant**
Rent arrears to 29.10.2025	$6,592.85	
Total award	**$6,592.85**	
Bond	$1,950.00	
Total payable by Tenant to Landlord	**$4,642.85**	

Reasons:

1. Both parties attended the hearing.
2. The landlord has applied for rent arrears and refund of the bond, saying the property has been abandoned.

3. The parties entered a fixed-term tenancy which began on 24 April 2025 and is due to go until 23 April 2026.
4. The parties agreed that the tenant asked to be released from the lease early, which the landlord was open to if they could find a new tenant. The landlord said they have been unable to find a new tenant as of the hearing date of 29 October 2025.
5. The landlord said the tenant left the property without letting them know and returned the keys to the landlord.
6. The tenant said because her ex-partner found out where she lived, she felt she had to leave the property immediately and left on 17 August 2025. The tenant described experiencing significant mental health issues, which included the involvement of the mental health crisis team, after this occurred.
7. The landlord said they did not wish to formally terminate the tenancy as it is a fixed-term tenancy, and they have not yet found a new tenant. I note, however, that the keys have been returned so the landlord has regained possession of the property.
8. Both parties are able to obtain further advice about the situation, from Tenancy Services, or otherwise.

How much is owing in rent by the tenant?

9. The landlord has provided rent records which prove the amount owing to 28 October 2025, which is $6,500.00. Weekly rent is $650.00 so daily rent is $92.85. A further one day's rent @ $92.85 is payable for 29 October 2025. So, the total rent owing by the tenant to the landlord to 29 October 2025, the hearing date, is $6,592.85. The tenant acknowledged owing this amount of rent.

Refund of the bond

10. The Bond Centre is to pay the bond of $1,950.00 ([Bond number suppressed]) to [The landlord/s] immediately. This is with the agreement of the tenant.

Suppression

11. Both parties requested name suppression. As the landlord has been successful with the claim, they are entitled to name suppression. Therefore, I order the landlord's name and identifying details and the tenancy address are not to be published. See section 95A(1) Residential Tenancies Act 1986 ("RTA").
12. Given the severe mental health issues experienced by the tenant recently, along with the tenant's agreement with the amount of rent arrears and the

landlord having the bond, I find the tenant's interests outweigh the public interest in publishing her name. Therefore, I order that the tenant's name and identifying details are not to be published. See section 95A(4) RTA.

C Price
29 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.