[2025] NZTT 5298199

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Barfoot & Thompson Limited As Agent For Prabhjil Kaur

Landlord

RESPONDENT: Shaun Carson, Julia Carson

Tenant

TENANCY ADDRESS: 89 Princes Street, Pukekohe 2120

ORDER

1. Shaun Carson and Julia Carson must pay Barfoot & Thompson Limited As Agent For Prabhjil Kaur $785.67 immediately, calculated as shown in table below.

Description	Landlord	Tenant
Water rates	$50.67	
Carpet Cleaning	$334.50	
Cleaning	$200.00	
Pest control	$172.50	
Filing fee reimbursement	$28.00	
Total award	**$785.67**	
Total payable by Tenant to Landlord	**$785.67**	

Reasons:

1. The landlord attended the video hearing on 31 October 2025.
2. The tenants did not attend the hearing by Teams video link. A telephone call to the tenant Shaun Carson on the number provided at the allocated hearing time went to voicemail. A call to Julia Carson was not responded to. The Tribunal may hear matters in the absence of a party where satisfied that notice of the

hearing has been given. I am satisfied that notice of the hearing was given to the tenants.

3. The landlord has applied for compensation and reimbursement of the filing fee following the end of the tenancy.

How much is owed for water rates?

4. The tenancy ended on 20 May 2025. The landlord provided water rates invoices which prove the amount owing at the end of the tenancy was $50.67.

Did the tenant comply with their obligations at the end of the tenancy?

5. At the end of the tenancy the tenant must leave the premises reasonably clean and tidy, remove all rubbish. See section 40(1)(e)(ii)-(v) Residential Tenancies Act 1986.
6. The tenant did not leave the premises reasonably clean and tidy, and did not remove all rubbish.
7. The landlord provided photos of the premises at the end of the tenancy which showed that the carpets were stained. The landlord provided an invoice for carpet cleaning of $334.50. The claim is proven and is reasonable.
8. The landlord claimed $496.51 for cleaning. The photos provided in evidence showed that some rubbish removal and cleaning would have been required to bring the premises to a reasonably clean and tidy standard. The amount of work that would have been required to achieve that standard would not have been substantial. I order the tenant to pay $200.00 for cleaning.
9. Pest control was required for the kitchen in hot water cupboard. The landlord provided an invoice for $172.50. The amount is proven and is reasonable.
10. As Barfoot & Thompson Limited As Agent For Prabhjil Kaur has substantially succeeded with the claim I have ordered the tenants to reimburse the filing fee.

THE SEAL OF THE TENANCY TRIBUNAL

S Young
05 November 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.