[2025] NZTT 5361435

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Barfoot & Thompson Limited As Agent For Bert And Angelique Harnett

Landlord

RESPONDENT: Grace Ligairi

Tenant

TENANCY ADDRESS: 37A Tarewa Road, Morningside, Whangarei 0110

ORDER

1. Grace Ligairi must pay Barfoot & Thompson Limited As Agent For Bert And Angelique Harnett $4,051.00 immediately, calculated as shown in table below.
2. The Bond Centre is to pay the bond of $2,200.00 (3308407-010) to Barfoot & Thompson Limited As Agent For Bert And Angelique Harnett immediately.

Description	**Landlord**	**Tenant**
Rent arrears to 26/8/2025	$4,655.00	
Lock/key replacement	$174.00	
Cleaning	$500.00	
Carpet Cleaning	$120.00	
Repairs: to tiles and walls	$420.00	
Filing fee reimbursement	$28.00	
Replace remote for fireplace	$354.00	
Total award	**$6,251.00**	
Bond	$2,200.00	
Total payable by Tenant to Landlord	**$4,051.00**	

Reasons:

1. Only the applicant attended the hearing. The tenant could not be contacted.

2. The landlord has applied for rent arrears, compensation, refund of the bond, and reimbursement of the filing fee following the end of the tenancy.

How much is owed for rent?

3. The tenancy ended on 26/8/2025. The landlord provided rent records which prove the amount owing at the end of the tenancy.
4. The tenant has paid for the water invoices subsequent to the application being filed.

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, 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. The tenant is required to replace worn out smoke alarm batteries during the tenancy. See section 40(1)(ca) Residential Tenancies Act 1986. The tenant must also replace standard light bulbs.
6. The tenant did not leave the premises reasonably clean and tidy, and did not remove all rubbish.
7. The claim for cleaning is reduced to take account of the length of the tenancy and the required standard, which is “reasonable” and not immaculate or meticulous. The carpets were stained.
8. The tenant did not return the keys.
9. The following chattels were missing at the end of the tenancy: a remote for the electric fireplace.
10. The amounts ordered are proved.

Is the tenant responsible for the damage to the premises?

11. A 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.
12. Where the damage is careless, and occurs after 27 August 2019, section 49B RTA applies. If the landlord becomes aware of the damage after 27 August, the damage is presumed to have occurred after that date unless the tenant proves otherwise.

13. Where the damage is caused carelessly, and is covered by the landlord's insurance, the tenant's liability is limited to the lesser of the insurance excess or four weeks' rent (or four weeks' market rent in the case of a tenant paying income-related rent). See section 49B(3)(a) RTA.

14. Where the damage is careless and is not covered by the landlord's insurance, the tenant's liability is limited to four weeks' rent (or market rent). See section 49B(3)(b) RTA. Where insurance money is irrecoverable because of the tenant's conduct, the property is treated as if it is not insured against the damage. See section 49B(3A)(a) RTA.

15. Tenants are liable for the cost of repairing damage that is intentional or which results from any activity at the premises that is an imprisonable offence. This applies to anything the tenant does and anything done by a person they are responsible for. See section 49B(1) RTA.

16. Damage is intentional where a person intends to cause damage and takes the necessary steps to achieve that purpose. Damage is also intentional where a person does something, or allows a situation to continue, knowing that damage is a certainty. See *Guo v Korck* [2019] NZHC 1541.

17. The following damage was caused during the tenancy that is likely to be attributable to tenant carelessness. Tiles in the bathroom and fireplace surround were broken and there were some dents n walls The remainder of the damage is fair wear and tear. The tenant has not disproved liability for the damage/compensation awarded.

18. The tenant has now paid for the cost of repairs to windows.

19. The amounts ordered are proved.

20. I have not taken into account betterment and depreciation. The amount awarded is for repair costs only.

21. The application is partly successful, so the tenant is to pay the filing fee.

THE SEAL OF THE TENANCY TRIBUNAL

J Maher
13 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.