TENANCY TRIBUNAL AT AUCKLAND | TE TARAIPIUNARA RETIHANGA KI TĀMAKI MAKAURAU

APPLICANT:	Barfoot & Thompson Limited as agent for W & GS Investment Holdings Ltd Landlord
RESPONDENT:	Fin Reti Tenant

TENANCY ADDRESS: Unit 3, 12 Camp Road, Mount Wellington, Auckland 1062

ORDER

1. The tenancy of Fin Reti at Unit 3, 12 Camp Road, Mount Wellington, Auckland 1062 is terminated, and possession is granted to Barfoot & Thompson Limited as agent for W & GS Investment Holdings Ltd, immediately.
2. Fin Ret must pay Barfoot & Thompson Limited as agent for W & GS Investment Holdings Ltd $2,191.03 as calculated in the table below, from the bond immediately .
3. The Bond Centre is directed to pay $2,191.03 from the bond of $2,400.00 (BN-00054538) to the landlord and to retain the balance of $208.97 until further notice.

Description	**Landlord**	
Rent arrears to 9 November 2025	$2,057.14	
Water rates	$105.89	
Filing fee reimbursement	$28.00	
Total award	**$2,191.03**	
Bond	$2,191.03	$208.97

Reasons:

1. The hearing was conducted on Microsoft Teams by telephone.
2. Christine Sun attended for the landlord.
3. The tenant did not attend. The hearing proceeded in their absence.

4. The landlord has applied for termination of the tenancy, rent and water arrears, reimbursement of the filing fee and payment out of the bond.
5. The tenant has moved out. Ms Sun says the tenant agreed to the tenancy ending on 9 November 2025. The tenancy is terminated by consent.
6. The landlord provided rent and water records and gave evidence which proved the amounts owing for rent and water at the end of the tenancy.
7. The tenant must reimburse the landlord for the filing fee.
8. The Tribunal will direct the Bond Centre to pay the amount ordered out of the bond and to retain the balance for now.

R Kee
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.