[2025] NZTT 5338459

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Barfoot & Thompson Limited As Agent For Puneet Chutani

Landlord

RESPONDENT: Pepe Tiumalu

Tenant

TENANCY ADDRESS: 37 Thomas Road, Mangere, Auckland 2022

ORDER

1. Pepe Tiumalu must pay Barfoot & Thompson Limited As Agent For Puneet Chutani $923.86 immediately, being rent arrears as at 8 December 2025.

Description	**Landlord**	**Tenant**
Rent arrears as at 8.12.25	$830.00	
Water rates	$65.86	
Filing fee reimbursement	$28.00	
Total award	**$923.86**	
Total payable by Tenant to Landlord	**$923.86**	

Reasons:

1. Both parties attended the hearing via remote teleconference.
2. The landlord has applied for overdue rent and water charges and has provided evidence in support of their claims.
3. The landlord provided a rent ledger and a Watercare invoice with their application on 1 September 2025. The landlord was requested during the hearing to provide updated evidence in support of these claims. These were not received. During the hearing the tenant accepted the overdue rent stating that

he would pay this week. In the absence of updated Watercare invoices the increased amount claimed for overdue water is refused.

4. Evidence was provided for outstanding water charges of $65.86. This amount is established on the evidence provided and ordered accordingly. The landlord will need to lodge a new application should they wish to pursue further outstanding water charges.

5. Because Barfoot & Thompson Limited As Agent For Puneet Chutani has wholly succeeded with the claim I must reimburse the filing fee.

M Manhire
08 December 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.