TENANCY TRIBUNAL AT DUNEDIN | TE TARAIPIUNARA RETIHANGA KI ŌTEPOTI

APPLICANT: Slpm Limited As Agent For M & M Wager

Landlord

RESPONDENT: Te Aroha Marie Tahana-Marsh, Rosemary Marsh

Tenant

TENANCY ADDRESS: 7 Arnhem Place, Pukekohe 2120

ORDER

1. The tenancy of Te Aroha Marie Tahana-Marsh and Rosemary Marsh at 7 Arnhem Place, Pukekohe 2120 is terminated, and possession is granted to Slpm Limited As Agent For M & M Wager, **immediately**.
2. The Bond Centre is to pay the bond of $2,080.00 (BN-16987079) to Slpm Limited As Agent For M & M Wager immediately.
3. Te Aroha Marie Tahana-Marsh and Rosemary Marsh must pay Slpm Limited As Agent For M & M Wager **$2,236.14** immediately, calculated as shown in the table below:

Description	**Landlord**	**Tenant**
Rent arrears to 17/12/2025	$3,709.31	
Lock/key replacement	$350.00	
Window repairs	$71.35	
Water rates	$157.48	
Filing fee reimbursement	$28.00	
Total award	**$4,316.14**	
Bond	$2,080.00	
Total payable by Tenant to Landlord	**$2,236.14**	

Reasons:

1. The landlord attended the hearing, by telephone.
2. Unfortunately, the Tribunal was unable to contact the tenant on the telephone number provided.
3. The landlord has applied for termination of the tenancy for abandonment, rent arrears, compensation and refund of the bond.
4. The tenancy was for a fixed term which began on 1/2/2022 and was extended to expire on 31/1/2026 at a rent of $720.00 per week.

Should the tenancy be terminated?

5. The Tribunal may terminate the tenancy where the premises have been abandoned and rent is in arrear at the hearing date. See section 61 Residential Tenancies Act 1986. A tenancy is abandoned where the tenant leaves the premises without reasonable excuse, not intending to return or to meet their obligations, and fails to notify the landlord.
6. Via an anonymous text message received on 28/11/2025 the landlord became aware that the tenant had abandoned the premises on 7/11/2025.
7. As the premises have been abandoned, and rent is in arrear, the tenancy is terminated immediately.

How much does the tenant owe?

8. The landlord provided rent records and water rates invoices which prove the amounts owing.
9. As the tenant did not return any keys and there was a broken window when the landlord inspected the premises, I have also awarded compensation for these, based on the evidence of the invoices, photographs and a NZ Police report.
10. As the landlord has wholly succeeded with the claim I must award the filing fee.

THE SEAL OF THE TENANCY TRIBUNAL

J Wilson
17 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.