TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: [The applicant/s]

Landlord

RESPONDENT: Uday Kumar Kakal

Tenant

TENANCY ADDRESS: [Tenancy address suppressed]

ORDER

1. An application for suppression has been made in this case, and the Tribunal orders suppression of the Landlord name and identifying details.
2. Uday Kumar Kakal must pay [The landlord/s] $167.93 immediately, calculated as shown in table below.
3. This order incorporates the Tribunal order made on 11 September 2025 under application 5312665.
4. The Bond Centre is to pay the bond of $3,400.00 ([Bond number suppressed]) to [The landlord/s] immediately.

Description	**Landlord**	**Tenant**
Previous order application 5312665 dated 11/09/2025	$3,229.43	
Rubbish removal: and cleaning	$310.50	
Filing fee reimbursement	$28.00	
Total award	**$3,567.93**	
Bond	$3,400.00	
Total payable by Tenant to Landlord	**$167.93**	

Reasons:

1. The landlord attended the hearing by telephone today. I telephoned the tenant however his phone went to voicemail. I continued with the hearing as the tenant has been emailed notice of the hearing date and time to his address for service.
2. The landlord has applied for compensation and refund of the bond following the end of the tenancy.
3. The tenancy ended on 11 September 2025 and the landlord was awarded rent owing to that date by previous order of the Tribunal.
4. The landlord provided rent records which prove the amount owing for rent.
5. The previous order under application 5312665 is incorporated into this order for enforcement purposes.
6. The landlord claims compensation for costs incurred to remove rubbish and unwanted items left behind by the tenant and finish off some cleaning.
7. After reviewing the end of tenancy inspection photographs, I agree the claim for rubbish removal is reasonable to dispose of some outdoor furniture, a child's bike, and miscellaneous cleaning products and kitchen items.
8. The premises were mostly left reasonably clean and tidy by the tenant. I award $120.00 towards the cleaning invoice to recognise a few areas were missed (eg inside fridge and some kitchen drawers and the hard floors).
9. The total awarded is $150 for rubbish, $120 towards cleaning +gst which is a total of $310.50.
10. I award the filing fee of $28.00.
11. The bond is refunded to the landlord and the small balance owing is payable by the tenant. *The tenant can probably avoid collection fees by contacting the landlord without delay and arranging to pay the balance.*
12. The landlord has been substantially successful with the claim so I suppress its name and identifying details (including the tenancy address) as sought.

N Maplesden
18 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.