TENANCY TRIBUNAL AT NORTH SHORE | TE TARAIPIUNARA RETIHANGA KI ŌKAHUKURA

APPLICANT: Miri Demelza Peachey

Tenant

RESPONDENT: [The respondent/s]

Landlord

TENANCY ADDRESS: [Tenancy address suppressed]

ORDER

1. On the application of the landlord, all details regarding the landlord are suppressed.
2. Miri Demelza Peachey must pay [The landlord/s] $617.80 immediately, calculated as shown in table below.
3. The Bond Centre is to pay the bond of $1,580.00 ([Bond number suppressed]) to [The landlord/s] immediately.

Description	**Landlord**	**Tenant**
Water rates	$457.30	
Cleaning	$218.50	
Rubbish removal	$350.00	
Replace furnishings: Curtains	$225.00	
Repairs: remote, walls, shower rail, doors	$920.00	
Filing fee reimbursement	$27.00	
Total award	**$2,197.80**	
Bond refund	- $1,580.00	
Total payable by Tenant to Landlord	**$617.80**	

Reasons:

1. The landlord attended the hearing but the tenant did not.

The tenant's application

2. The tenancy was from 13 April 2022 until 13 May 2025.
3. After the tenancy ended, the tenant had filed a claim with the Tribunal that the premises was non-compliant with the Healthy Homes Standards ("HHS").
4. The landlord had made a cross-application seeking for water rates arrears and compensation.
5. The parties had both attended the hearing on 19 September 2025. As the tenant had come unprepared with supporting documents, I adjourned the hearing to allow the tenant time to properly prepare her case.
6. The landlord had presented an HHS compliance report dated 15 May 2025 that proved that the premises was compliant with HHS.
7. The tenant was to clarify if there were to be any additional claims against the landlord.
8. However, as the tenant did not file any new claims, provide any supporting documents to rebut the HHS compliance report or to show up for the hearing today, I dismiss the tenant's application and I deal only with the landlord's claims.

The landlord's cross-application

9. The landlord has applied for water rates arrears, compensation, refund of the bond, and reimbursement of the filing fee following the end of the tenancy.
10. The landlord provided water rates invoices which prove the amount owing at the end of the tenancy.
11. I order the tenant to pay the landlord $457.30 for water rates arrears.
12. At the end of the tenancy the tenant must leave the premises reasonably clean and tidy and remove all rubbish. See section 40(1)(e)(ii)-(v) Residential Tenancies Act 1986 ("RTA"). The tenant must also replace standard light bulbs.
13. The landlord provided photos of the premises before, during and after the tenancy.
14. I find that the landlord has proven that the tenant did not leave the premises reasonably clean and tidy, and did not remove all rubbish.
15. I order the tenant to pay the landlord $218.50 for exit cleaning and $350.00 for rubbish removal.
16. Furthermore, the landlord provided an invoice for damages which included replacing a heat pump remote, toilet seat replacement, fixing walls, replacing shower rail, repairing kitchen cabinet doors, bathroom door, bathroom tap, and replacing smoke alarm and kitchen and living lights.

17. I find the claims proven and order the tenant to pay the landlord $920.00 for repairs and replacements.
18. The landlord sought $450.00 to replace ripped curtains.
19. Taking into account the age and condition of the curtains at the start of the tenancy and their likely useful lifespan, I order the tenant to pay the landlord $225.00 for the ripped curtains.
20. Finally, because the landlord has wholly succeeded with the claim, the tenant must reimburse the landlord's filing fee.
21. The bond held at the Bond Centre will be refunded to the landlord to offset the amount payable by the tenant to the landlord.

J Yi
19 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.