TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: [The applicant/s]

Landlord

RESPONDENT: Nellie Mu, Rachel Mu

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's name and identifying details.
2. The tenancy of Nellie Mu and Rachel Mu at [Tenancy address suppressed] is terminated, and possession is granted to [The landlord/s]at 11.59 am on Monday 5 January 2026.
3. Nellie Mu and Rachel Mu must pay [The landlord/s] $4,190.36 immediately, calculated as shown in the table below:

Description	**Landlord**	**Tenant**
Rent arrears	$3,700.00	
Water rates: to 24 November 2025	$490.36	
Total award	**$4,190.36**	
Total payable by Tenant to Landlord	**$4,190.36**	

Reasons:

1. The landlord attended the remote hearing.
2. The tenants did not attend the hearing. A telephone call was made to the tenant Nelly Mu. The call went to voicemail. Telephone calls to the tenant Rachel Mu

were not responded to. The Tribunal may hear matters in the absence of a party where satisfied that notice of the hearing has been given. I am satisfied that notice of the hearing was given to the tenants.

3. The landlord has applied for termination of the tenancy for breach of the tenant's obligations, rent arrears and reimbursement of the filing fee.

Should the tenancy be terminated?

4. Where a landlord applies to terminate for breach, and rent is at least 21 days in arrears on the hearing date, the Tribunal must terminate the tenancy. See sections 55 and 56(2) Residential Tenancies Act 1986.

5. Rent is at least 21 days in arrears at the hearing date. The tenancy is terminated.

How much does the tenant owe for rent and water rates?

6. The landlord provided rent records and water rates records which prove the amount owing at the end of the tenancy will be $3,700.00 for rent and that the water rates due to the last reading on 24 November 2025 was $490.36.

7. As [The applicant/s] has wholly succeeded with the claim I must reimburse the filing fee.

8. The bond is held by the Bond Centre in the name of the previous tenants. I have therefore made no order in relation to the bond.

9. The landlord applied for name suppression. The landlord has been wholly successful in this hearing. Suppression of the landlord's name and details is ordered.

S Young
22 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.