**TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA**

APPLICANT: [The Applicant]

Landlord

RESPONDENT: Doan Thang Luu Doan Thang, Thi Thu Thuy Pham

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 Doan Thang Luu Doan Thang and Thi Thu Thuy Pham at [tenancy address suppressed] is terminated, and possession is granted to [the landlord], at 4pm on Monday 22 December 2025.
3. Doan Thang Luu Doan Thang and Thi Thu Thuy Pham are to pay $2,653 from the bond calculated as shown in the table below.
4. The Bond Centre is to pay $2,653 from the bond of $2,653.00 (bond number suppressed) to [the landlord] immediately. The remaining bond is to be held by the Bond Centre.

| **Description** | **Landlord** | **Tenant** |
|---|---|---|
| Rent arrears to 5 December 2025 | $2,625.00 | |
| Filing fee reimbursement | $28.00 | |
| **Total award** | **$2,653.00** | |
| Bond | $2,653.00 | |

**Reasons:**

1. Only the landlord's representative attended the hearing which was conducted by video conference. Calls to the tenants' mobile telephones at the time of the hearing went straight to voicemail. It seems that the tenants are being held in prison which would explain their non-attendance.
2. The landlord has applied for termination of the tenancy for abandonment, rent arrears and payment of the bond.
3. The Tribunal may terminate the tenancy where the premises have been abandoned and rent is in arrear at the hearing date under s61 of the Residential Tenancies Act 1986 (the Act). A tenancy is abandoned where the tenant leaves the premises without reasonable excuse, not intending to return or to meet their obligations.
4. On 14 November 2025 the landlord became aware that the tenants had abandoned the premises. The landlord was informed that the tenants had been arrested and detained following a Police raid on the premises where it was found that the premises were being used as an illegal "Grow House".
5. Because the premises have been abandoned, and rent is in arrears, the tenancy is terminated immediately.
6. The landlord has provided rent records to prove the amount of rent arrears owing. In accordance with the Act, I have awarded rent arrears up to 5 December 2025 being 21 days from the date that the landlord became aware of the abandonment.
7. The landlord has succeeded and so I have awarded the filing fee and granted the landlord's request for name suppression.

R Armstrong
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.

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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.