[2026] NZTT 5430830

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Barfoot & Thompson Limited As Agent For Grl Investments 2025 Ltd

Landlord

RESPONDENT: Leanne Kim McDougall

Tenant

TENANCY ADDRESS: 75 Awaroa Road, Sunnyvale, Auckland 0612

ORDER

1. The tenancy of Leanne Kim McDougall at 75 Awaroa Road, Sunnyvale, Auckland 0612 is terminated, and possession is immediately granted to Barfoot & Thompson Limited As Agent For Grl Investments 2025 Ltd.
2. The Bond Centre is to pay the bond of $3,000.00 (BN-10001034) to Barfoot & Thompson Limited As Agent For Grl Investments 2025 Ltd immediately.
3. Leanne Kim McDougall must pay Barfoot & Thompson Limited As Agent For Grl Investments 2025 Ltd $4,111.55 immediately, calculated as shown in the table below:

Description	**Landlord**	**Tenant**
Rent arrears as at 19 February 2026	$6,750.00	
Lock/key replacement	$333.55	
Filing fee reimbursement	$28.00	
Total award	**$7,111.55**	
Bond	$3,000.00	
Total payable by Tenant to Landlord	**$4,111.55**	

Reasons:

1. This application was scheduled to be heard by video conference. The tenant did not connect to the Teams Link provided to her and nor did she ring in to the hearing by phone as required by the Notice of Hearing she received. The hearing proceeded in her absence.
2. The landlord has applied for termination of the tenancy for abandonment, rent arrears, compensation, reimbursement of the filing fee and payment of the bond.

Should the tenancy be terminated?

3. 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.
4. On 13 January 2026 the tenant advised that she had vacated the tenancy. The rent was in arrears at that date.
5. Because the premises have been abandoned, and rent is in arrear, the tenancy is terminated immediately.

How much does the tenant owe?

6. The tenant had agreed to a fixed term tenancy and so she is required to pay rent until the expiry of the fixed term, which is on 13 July 2026, or until the premises are re-tenanted, whichever is the earlier.
7. The landlord provided rent records which prove the amount owing as at today's date. The tenancy has not been re-tenanted.
8. I am also ordering the tenant to reimburse the cost of replacing the locks. She left no keys behind and the premises were left insecure.
9. The invoiced cost of replacement keys and locks is $333.55.
10. Further to this I am ordering the tenant to reimburse the filing fee o the landlord because the landlord was wholly successful with this claim against her.

THE SEAL OF THE TENANCY TRIBUNAL

C ter Haar
19 February 2026

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.