[2026] NZTT 5425299

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Barfoot & Thompson Limited as agent for Jysh Property Investments Limited

Landlord

RESPONDENT: Kahukura Williams

Tenant

TENANCY ADDRESS: Room 9J, 113 Vincent St, Auckland CBD, Auckland 1010

ORDER

1. The tenancy of Kahukura Williams at Room 9J, 113 Vincent St, Auckland CBD, Auckland 1010 is terminated, and possession is granted to Barfoot & Thompson Limited as agent for Jysh Property Investments Limited, immediately.
2. Kahukura Williams must pay Barfoot & Thompson Limited as agent for Jysh Property Investments Limited $592.29 immediately, as calculated below:

Description	**Landlord**	**Tenant**
Rent arrears to 11 January 2026 and rent in lieu of notice	$2,144.29	
Filing fee reimbursement	$28.00	
Total award	**$2,172.29**	
Bond	$1,580.00	
Total payable by Tenant to Landlord	**$592.29**	

3. The Bond Centre is to pay the bond of $1,580.00 (00010352) to Barfoot & Thompson Limited as agent for Jysh Property Investments Limited immediately.

Reasons:

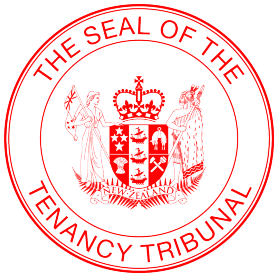
1. The landlord's representatives attended the hearing which I conducted by video. The tenant did not attend.
2. The landlord has applied for termination of the tenancy for abandonment, rent arrears, refund of the bond, and the filing fee.

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[1]. 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 26 December 2025 the landlord became aware that the tenant had abandoned the premises. An inspection showed that most of the tenant's belongings had been removed and the power had been disconnected.
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 tenancy was a fixed term tenancy to 11 January 2026 following which it became a periodic tenancy.
7. The tenant is liable for rent until the end of the fixed term tenancy and then for 3 weeks' rent in lieu of notice once the tenancy became a periodic tenancy.
8. The landlord provided rent records which prove the amount of rent owing at the end of the tenancy and the amount of rent in lieu of notice.
9. As the application is successful, I have reimbursed the landlord the filing fee.



J Greene
27 February 2026

[1] See section 61 Residential Tenancies Act 1986 (RTA)

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.