[2026] NZTT 5443448

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT:	Home Rentals 2025 Ltd As Agent For Ap Investments Ltd Landlord
RESPONDENT:	Zane Bright Tenant
TENANCY ADDRESS:	Unit/Flat Flat 3, 21 Winter Street, Mangapapa, Gisborne 4010

ORDER

1. Zane Bright must pay Home Rentals 2025 Ltd as Agent For Ap Investments Ltd $1,243.00 immediately, being rent arrears to 19 March 2026 and the filing fee as calculated in the table below.

Description	**Landlord**	**Tenant**
Rent arrears as at 19 March 2026	$1,215.00	
Filing fee reimbursement	$28.00	
Total award	**$1,243.00**	
Total payable by Tenant to Landlord	**$1,243.00**	

Reasons:

1. Both parties attended the hearing.
2. The landlord had applied for termination of this tenancy on the grounds that the tenant was 21 days in arrears as at the date of application on the 12 February 2026. The tenant made a payment of rent on the same day that the application was made that meant that the tenant was no longer in 21 days arrears. Therefore, there were no grounds for termination. The landlord did not pursue termination at today's hearing.

3. The landlord has applied for rent arrears and has provided rent records which prove the amount owing to today's date.

4. The tenant accepts liability for the arrears. He says that he has made arrangement with MSD that they will assist him in paying the arrears. He has an appointment with MSD on Monday 23 March at 3.30pm to provide the documents that they require.

5. The tenant assured the landlord that the arrears would be paid in full and next weeks rent would be paid by Tuesday 24 March.

6. The landlord has indicated to the tenant that if the arrears are not paid by next Tuesday that the landlord is likely to make a further application for termination on the basis that the rent is more than 21 days in arrears (as at today it is 17 days in arrears).

7. Because Home Rentals 2025 Ltd As Agent For Ap Investments Ltd has substantially succeeded with the claim I have reimbursed the filing fee.

T Prowse
20 March 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.