[2026] NZTT 5360503

TENANCY TRIBUNAL AT PAPAKURA | TE TARAIPIUNARA RETIHANGA KI PAPAKURA

APPLICANT: Barfoot & Thompson Limited As Agent For Mananbir Singh

Landlord

RESPONDENT: Sianiu Pepe, Kaufusi Mei

Tenant

TENANCY ADDRESS: 27 Orchard Rise, Rosehill, Papakura 2113

ORDER

1. The Bond Centre is to pay the bond of $2,700.00 (5913145-001) immediately apportioned as follows:

Barfoot & Thompson Limited As Agent For Mananbir Singh:	$1,337.09
Sianiu Pepe and Kaufusi Mei:	$1,362.91

Description	**Landlord**	**Tenant**
Previous order application 5360503 dated 26/03/2026	$534.59	
Lawns and Garden work	$287.50	
Rubbish removal	$299.00	
Lock/key replacement	$138.00	
Cleaning	$50.00	
Filing fee reimbursement	$28.00	
Total award	**$1,337.09**	
Bond	$1,337.09	$1,362.91

Reasons:

1. The Tribunal's order dated 26 March 2026 gave the landlord 2 weeks until 10 April 2026 to file further evidence in support of the claim. Apart from some photographs emailed immediately following the hearing, nothing further has been received. The Tribunal now issues its final order.
2. The landlord applied for rent arrears, outgoings, compensation, refund of the bond, and reimbursement of the filing fee following the end of the tenancy.

Previous Order

3. The Tribunal has already awarded rent arrears and water charges. The previous order dated 26 March 2026 is consolidated in this order for ease of enforcement.

Cleaning, Locks, Rubbish

4. The landlord provided quotes for cleaning costs, carpet cleaning, replacement locks/keys, rubbish removal, and repairs.
5. I understood that the work quoted has been done but the landlord had not received invoices from the owner. The Tribunal will proceed on the basis that the invoiced cost is the same as the quotes (or, where a range of prices are quoted, the lowest price).
6. The lawns are overgrown in the landlord's photographs and would have needed mowing. There also appears to be litter scattered about. I award $250.00 plus GST ($287.50).
7. The tenants did not leave the premises in a reasonably tidy condition. Furniture was left behind (including car parts, a microwave, bed frames, a supermarket trolley, a table, and several chairs). I award $260.00 plus GST ($299.00) for rubbish removal.
8. The keys were not returned. I award $120.00 plus GST for replacing the locks ($138.00).
9. The landlord obtained a carpet cleaning quote for $450.00-550.00 plus GST and a general cleaning quote for $650.00-$750.00 plus GST. The cleaning estimate for the carpet mentioned the need for urine treatment and the general cleaning quote was based on a full day for two cleaners.
10. The available photographs do not support cleaning costs at this level. The quotes do imply that cleaning was needed, but the almost complete lack of photographs means the Tribunal cannot say more than this. I award nominal damages of $50.00.

Damages

11. The few photographs provided show the state of the interior in a general sense, but do not cover the specific claims such as the damaged wall in the hallway, the damaged wardrobe drawer, the mouldy curtains, or the fire damaged benchtop.

12. Without photographs showing the damage, it is not possible to make an award. This part of the application is dismissed for want of proof.

Filing Fee and Bond

13. The landlord's application has been partly successful. I award the filing fee.

14. It is appropriate to return the unused portion of the bond to the tenant at this stage. The bond is the tenant's money. The landlord was given time to provide documentation to support the quoted repair cost ($2,564.50) which would have used up the full bond.

M Edison
13 April 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.