[2026] NZTT 5383021

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Kāinga Ora–Homes And Communities

Landlord

RESPONDENT: Tehau Rongonui Te Namu

Tenant

TENANCY ADDRESS: 33 Tasman Drive, Opaheke, Papakura 2113

ORDER

1. Tehau Rongonui Te Namu must pay Kāinga Ora–Homes And Communities $2,114.95 immediately, calculated as shown in table below:
2. The Bond Centre is to pay the bond of $196.00 (3055324-008) to Kāinga Ora–Homes And Communities immediately.

Description	**Landlord**	**Tenant**
Cleaning	$880.91	
Rubbish removal	$1,303.11	
Carpet Cleaning	$126.93	
Total award	**$2,310.95**	
Bond	$196.00	
Total payable by Tenant to Landlord	**$2,114.95**	

Reasons:

3. The applicant attended the hearing by video link. The respondent did not attend or answer the phone.
4. The tenancy ended on 12 February 2024.
5. The applicant seeks compensation for:

a) Cleaning: $880.91

b) Rubbish removal: $1,303.11

c) Damage repairs: $126.93

Is the respondent liable for the cleaning and rubbish removal costs.

6. The applicant has provided photographs from both the commencement and the conclusion of the tenancy. The end-of-tenancy photographs show the property in a condition well short of the standard required under Residential Tenancies Act 1986 section 40(1)(e)(iii), which requires the tenant to leave the premises in a reasonably clean and tidy state and to remove all rubbish at the end of the tenancy.
7. I am satisfied, based on the photographic evidence, that the tenant did not meet this obligation.
8. I am further satisfied that the cleaning and rubbish removal costs claimed are reasonable, were incurred, and are therefore awarded.

Is the respondent liable for the damage repair costs?

9. The applicant seeks $126.93 for the cost of patching and repainting three holes in the walls. These holes are evidenced in the post-tenancy inspection report provided to the Tribunal.
10. I am satisfied that the damage occurred during the tenancy and was caused by the tenant. This constitutes a breach of Residential Tenancies Act 1986 section 40(2)(a), which prohibits a tenant from intentionally or carelessly damaging the premises.
11. The nature of the damage indicates that force was applied to the affected areas of the wall. I am satisfied that the damage was caused either carelessly or intentionally.
12. I am further satisfied that the repair costs claimed are reasonable, were incurred, and are therefore awarded.

THE SEAL OF THE TENANCY TRIBUNAL

H Ben Fayed
28 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.