[2026] NZTT 5468173

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT:	Barfoot & Thompson Property Limited As Agent For Yvonne Spratt Landlord
RESPONDENT:	Brougan Flynn Tenant
TENANCY ADDRESS:	15 Findlay Road, Mauku, RD 3, Pukekohe 2678

ORDER

1. Brougan Flynn must pay Barfoot & Thompson Property Limited As Agent For Yvonne Spratt $3,870.86 immediately, as calculated in the table below:

Description	**Landlord**
Rent arrears to 24/04/2026	$6,442.86
Filing fee reimbursement	$28.00
Total award	**$6,470.86**
Minus Bond	$2,600.00
Total payable by Tenant to Landlord	**$3,870.86**

2. The Bond Centre is to pay the bond of $2,600.00 (BN-00009761) to Barfoot & Thompson Property Limited As Agent For Yvonne Spratt immediately.

Reasons:

1. Only the applicant landlord attended the hearing which took place by MS Teams.
2. The landlord applied for termination, bond, rent arrears and reimbursement of filing fee but today advised that the tenancy ended on 24 April 2026 and the tenant has vacated the premises.

3. The file records that the Tribunal was contacted by someone seeking an adjournment on the tenant's behalf. This was opposed by the landlord as they are seeking refund of the bond as soon as possible to reduce the amount owed.

4. The application for adjournment is declined as there is no evidence that the rent arrears are in dispute.

5. The landlord also sought to amend the claim to include vacated costs. As the invoice for these was only filed today and the tenant has not had time to consider them this amendment is declined. The landlord may file a fresh application if they wish to pursue these claims.

6. The landlord has applied for rent arrears and has provided rent records which prove the amount owing to 24 April 2026. The bond is refunded to the landlord to reduce the tenant debt.

7. Because Barfoot & Thompson Property Limited As Agent For Yvonne Spratt has wholly succeeded with the claim I must reimburse the filing fee.

G Guptill
12 May 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.