[2026] NZTT 5487964

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT:	Kāinga Ora–Homes And Communities Landlord
RESPONDENT:	[The respondent/s] Tenant
TENANCY ADDRESS:	17 Karamu Street, Elgin, Gisborne 4010

CONSENT ORDERS

1. The tenant must mow the lawns and tidy the edges at 17 Karamu Street, Elgin, Gisborne, to a *"reasonably clean and tidy"* condition by 5pm on 26 May 2026.
2. The Tribunal orders suppression of the tenant's name.

Reasons:

1. Both parties attended the hearing which was held by video conference. Ms Maturan-Abuid represented the landlord.
2. This tenancy began on 11 May 2022. The tenancy property is a standalone home situated on a large section at the end of a cul-de-sac, adjacent to the local school.
3. The landlord says that the tenant is in breach of her obligations under the Residential Tenancies Act 1986 (RTA) and under her Tenancy Agreement

dated 11 May 2022 by not mowing her lawns, which are now severely overgrown.

What are the tenant's obligations?

4. Section 40(1)(c) RTA provides that tenants must keep the tenancy property *"reasonably clean and tidy"*. This covers both the inside and the outside of the property unless the parties specifically agree otherwise in the Tenancy Agreement.
5. Clause 9 of the Tenancy Agreement states: *"As a Kāinga Ora tenant, you need to… look after your new home and grounds by keeping them tidy"*.

Has the tenant complied with her obligations?

6. The landlord produced photos showing the lawns to be very overgrown and advised that representative of the landlord attended at the property yesterday and the lawns have not been attended to.
7. The landlord has concerns that if the lawns are not mown the property grounds will deteriorate (increasing future reinstatement costs), there are possible healthy and safety risks including pests, restricted access and possible fire hazards, and a reputational risk to Kāinga Ora due to visibly unmanaged property conditions.
8. The landlord set out a comprehensive timeline of attempts to engage with the tenant including serving a breach notice on 3 March 2026 and regular ongoing support and assistance to engage with WINZ.
9. At the hearing today the tenant acknowledged that she had not complied with her obligations. She said that she has in the last few days obtained a ride-on lawn mower but has not yet been able to mow the lawns due to rain.

What does the tenant need to do?

10. The tenant agreed to attend to the lawns by 5pm on 26 May 2026. This will give the tenant some leeway in the event of further rain. Currently the weather forecast for Gisborne shows very little rain during that period.
11. If the weather forecast changes and it appears that a further day or two may be required, the tenant should contact her landlord urgently to discuss.
12. If the lawns are not tidied as agreed the landlord may apply to re-open this matter (until 5 June 2026) and proceed to seek a work order to mow the lawns at the tenant's expense. At the hearing the landlord provided a quote for $750.00, based on the current of the lawns.

Filing fee and name suppression

13. The landlord waived the filing fee. As this matter proceeded more by way of mediation than as a hearing, and orders have been agreed, I have exercised my discretion to suppress the tenant's name pursuant to section 95A RTA.

M Allan
19 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.