[2026] NZTT 5464369

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Barfoot & Thompson Limited As Agent For Chintan And Dimpal Patel

Landlord

RESPONDENT: Ngatokorua Tuiti

Tenant

TENANCY ADDRESS: 23 Totara Road, Manurewa, Auckland 2102

ORDER

1. Ngatokorua Tuiti must pay Barfoot & Thompson Limited As Agent For Chintan And Dimpal Patel $4,724.33 immediately, calculated as shown in the table below.

Description	Landlord	Tenant
Rent arrears (from 13/12/2025)	$18.57	
Previous order application 5352581 dated 12/12/2025	$2,348.00	
Water rates	$1,742.76	
Skip bin	$320.00	
Bailiff fee	$267.00	
Filing fee reimbursement	$28.00	
Total award	**$4,724.33**	
Total payable by Tenant to Landlord	**$4,724.33**	

2. This order incorporates the Tribunal order made on 12 December 2025 under application 5352581.

Reasons:

1. The landlord attended the hearing which was held by video conference. The tenant did not attend. The Tribunal contacted the tenant on the contact number provided in the application, but without success. I am satisfied that adequate service of the hearing notice has been completed and considered it reasonable to proceed with the hearing in the tenant's absence.
2. The landlord has applied for rent arrears, water rates, skip bin costs, the bailiff fee upon eviction and reimbursement of the filing fee following the end of the tenancy.

How much is owed for rent and water rates?

3. The tenancy was terminated by order of the Tribunal (application 5352581).
4. The landlord provided rent records and water rates invoices which prove the amounts owing at the end of the tenancy.

Did the tenant comply with their obligations at the end of the tenancy?

5. At the end of the tenancy the tenant must leave the premises reasonably clean and tidy, remove all rubbish, return all keys and security devices, and leave all chattels provided for their benefit. See section 40(1)(e)(ii)-(v) Residential Tenancies Act 1986.
6. The tenant did not did not remove all rubbish from the premises at the end of the tenancy. The landlord provided an invoice and photographs of the items left at the property in support of this claim.
7. The amount ordered is proved.

Bailiff fee

8. The bailiff fee incurred as part of the eviction process is awarded, which the landlord will be pursuing through private debt collection.

Previous order

9. On 12 December 2025, the Tribunal made an order relating to this tenancy (application 5352581). The previous order is incorporated into this order for enforcement purposes.

Filing fee

10. As the landlord has wholly succeeded with the claim, I must order the tenant to reimburse the filing fee.

J Setefano
27 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.