TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: [The applicant/s]

Landlord

RESPONDENT: Sophie Epiha

Tenant

TENANCY ADDRESS: [Tenancy address suppressed]

ORDER

1. An application for suppression has been made in this case, and the Tribunal orders suppression of the Landlord's name and identifying details.
2. Sophie Epiha must pay [The landlord/s] $6,913.72 immediately, calculated as shown in table below.
3. The Bond Centre is to pay the bond of $1,600.00 ([Bond number suppressed]) to [The landlord/s] immediately.
4. The landlord's claim for the cost of methamphetamine testing is withdrawn and may be refiled as part of an application for vacated damages.

Description	**Landlord**	**Tenant**
Rent arrears to 7 May 2026	$8,485.72	
Filing fee reimbursement	$28.00	
Total award	**$8,513.72**	
Bond	$1,600.00	
Total payable by Tenant to Landlord	**$6,913.72**	

Reasons:

1. Only the landlord attended today's hearing.

2. The tenant did not attend by video or phone and did not answer the phone when called by the Tribunal.

3. The landlord tells me that since filing the application the tenancy has ended on the 7 May 2026.

4. The landlord tells me that they intend to file a further claim for damages to the property at the end of the tenancy. Part of that claim will relate to methamphetamine contamination and cleaning. The landlord seeks to withdraw its claim for the costs of methamphetamine testing under this application, as that is better dealt with as part of the vacated damages claims. I agree with the landlord and have allowed the landlord to withdraw that claim so it can be heard with the other vacated damages claims.

5. The only remaining claim is the landlord's claim for rent owing to the end of the tenancy.

6. The landlord provided a rent ledger which proves the amount owing by the tenant until the end of the tenancy. That amount is awarded.

7. As the landlord has been successful in their claim then they are also awarded the filing fee and granted name suppression as requested in the application.

T Prowse
09 June 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.