[2026] NZTT 5504392

TENANCY TRIBUNAL AT MANUKAU | TE TARAIPIUNARA RETIHANGA KI MANUKAU

APPLICANT: Kāinga Ora–Homes And Communities

Landlord

RESPONDENT: Joan Tanuvasa

Tenant

TENANCY ADDRESS: 14 Tonu'u Court, Flat Bush, Auckland 2019

ORDER

1. The tenancy of Joan Tanuvasa at 14 Tonu'u Court, Flat Bush, Auckland 2019 is terminated, and possession is granted to Kāinga Ora–Homes And Communities, at midnight on Thursday 18 June 2026.
2. The Bond Centre is to pay the bond of $160.00 (3380542-004) to Kāinga Ora–Homes And Communities immediately.
3. Joan Tanuvasa must pay Kāinga Ora–Homes And Communities $4,542.40 immediately, calculated as shown in the table below:

Description	**Landlord**	**Tenant**
Rent to 18 June 2026	$4,702.40	
Total award	**$4,702.40**	
Bond	$160.00	
Total payable by Tenant to Landlord	**$4,542.40**	

Reasons:

1. The landlord attended the hearing today by videoconference.
2. The landlord has applied for termination of the tenancy, rent arrears and refund of the bond.

3. Rent was at least 21 days in arrears on the date the application was filed. No rent has been paid for about 8 weeks. Although the application held out the possibility of a conditional termination order, due to the lack of engagement from the tenant, the landlord now seeks a final termination order.

4. Given the significant arrears, it is appropriate to terminate the tenancy pursuant to section 55(1)(a) of the Residential Tenancies Act 1986.

5. The rent arrears are established based on the landlord's rent summary.

M Edison
18 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.