[2026] NZTT 5473729

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT:	Barfoot & Thompson Limited As Agent For Lei Jia & Ping Zeng Landlord
RESPONDENT:	Erin Raihania, Peki Dunn Tenant
TENANCY ADDRESS:	128 Mangere Road, Otahuhu, Auckland 1062

ORDER

1. Erin Raihania and Peki Dunn must pay Barfoot & Thompson Limited As Agent For Lei Jia & Ping Zeng $4,053.00 immediately, calculated in the table below.

Description	**Landlord**	**Tenant**
Rent arrears as at 16/06/2026	$2,900.00	
Water rates	$496.00	
Gas charges	$629.00	
Filing fee reimbursement	$28.00	
Total award	**$4,053.00**	
Total payable by Tenant to Landlord	**$4,053.00**	

Reasons:

1. The hearing was held by teleconference on 16 June 2026. The landlord attended. The tenants did not attend.
2. I am satisfied the hearing notice was properly served. It was therefore reasonable to proceed in the tenants' absence.
3. The landlord sought recovery of rent arrears, water charges, and gas charges.
4. Under section 40(1)(a) of the Residential Tenancies Act 1986, tenants must pay rent when it falls due. The landlord produced a rent summary establishing the

rent arrears claimed. In the absence of any evidence to the contrary, I am satisfied this claim is proved.

5. Under section 39 of the Act, tenants are liable for separately metered outgoings where the tenancy agreement provides for this. The landlord produced invoices for the outstanding water and gas charges. I am satisfied these charges relate to the tenancy and have been proved.

6. The landlord has established each claim on the balance of probabilities. The landlord is entitled to recover the rent arrears, water charges, and gas charges in the amounts set out in the orders.

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

J Setefano
26 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.