[2026] NZTT 5453608

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Kāinga Ora–Homes And Communities

Landlord

RESPONDENT: Ofisa Vili

Tenant

TENANCY ADDRESS: Unit/Flat Flat 2, 11 Nerissa Place, Randwick Park, Auckland 2105

ORDER

Ofisa Vili must pay Kāinga Ora–Homes And Communities $2,245.48 immediately, calculated as shown in table below.

Description	**Landlord**	**Tenant**
Cleaning	$569.61	
Rubbish removal: Interior	$82.11	
Remove tyres	$110.22	
Repairs holes in walls	$160.64	
Lawns	$150.00	
Rubbish removal: Exterior	$896.25	
Heat pump remote	$53.34	
Window stay repair	$56.14	
Cleaning rangehood stove and oven	$214.31	
Tenant payment on 17 May 2026		$24.00
Rent credit		$23.14
Total award	**$2,292.62**	**$47.14**
Net award	$2,245.48	
Total payable by Tenant to Landlord	**$2,245.48**	

Reasons:

1. Only the landlord attended the hearing. The tenant was phoned when he did not appear for the video conference. The call went to voicemail and a message was left for the tenant.

2. The landlord has applied for compensation following the end of the tenancy.

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

3. 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.
4. The landlord provided photos and an invoice in evidence.
5. The tenant did not leave the premises reasonably clean and tidy, and did not remove a considerable amount of rubbish both inside and outside the premises.
6. The heatpump remote was not left at the property.
7. A window stay was damaged.
8. I am satisfied that the amounts claimed have been proved.

B Smallbone
29 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.