[2026] NZTT 5464010

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT:	Spectre Property Management Services Limited As Agent For Youngran Lee Landlord
RESPONDENT:	Alysha Smith, Ali chavez Mcmurdo Tenant
TENANCY ADDRESS:	38 Sherrybrooke Place, Sunnyvale, Auckland 0612

ORDER

1. Alysha Smith and Ali chavez Mcmurdo must pay Spectre Property Management Services Limited As Agent For Youngran Lee $3,693.24 immediately, calculated as shown in table below.
2. The Bond Centre is to pay the bond of $2,560.00 (BN-00064965) to Spectre Property Management Services Limited As Agent For Youngran Lee immediately.

Description	**Landlord**	**Tenant**
Rent arrears to 20 March 2026	$4,205.77	
Water rates	$639.47	
Cleaning: rubbish removal and lawns	$1,380.00	
Filing fee reimbursement	$28.00	
Total award	**$6,253.24**	
Bond	$2,560.00	
Total payable by Tenant to Landlord	**$3,693.24**	

Reasons:

1. The landlord attended the hearing. There was no appearance for either tenant.

2. The landlord has applied for rent arrears, compensation, refund of the bond, and reimbursement of the filing fee following the end of the tenancy.

How much is owed for rent and water rates?

3. The tenancy ended on 20 March 2026. The landlord provided rent records and water rates invoices which prove the amount owing at the end of the tenancy was $4205.77 in rates and $639.47 in water rates.

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

4. At the end of the tenancy the tenant must leave the premises reasonably clean and tidy and remove all rubbish. See section 40(1)(e) Residential Tenancies Act 1986.
5. The landlord provided entry and inspection photographs which show that tenant did not leave the premises reasonably clean and tidy, and did not remove all rubbish. Although some cleaning appears to have been done, the bathroom and kitchen had not been finished. In particular, the shower, oven, rangehood and drawers were dirty. The floors were dirty.
6. The outside was very overgrown and the tenants abandoned items including a chest freezer, vacuum, microwave and fridge freezer.
7. The landlord submitted an invoice for $1380 including GST for rubbish removal, cleaning, lawns and weeding.
8. The amounts ordered are proved.
9. Because Spectre Property Management Services Limited As Agent For Youngran Lee has wholly succeeded with the claim I must reimburse the filing fee.

THE SEAL OF THE TENANCY TRIBUNAL

T Baker
03 July 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.