[2026] NZTT 5501150

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: Barfoot & Thompson Limited As Agent For Julia Monaghan

Landlord

RESPONDENT: Taylor Lualua, Storm Cooke

Tenant

TENANCY ADDRESS: 110 Kitchener Road, Waiuku, Waiuku 2123

ORDER

1. Taylor Lualua and Storm Cooke must pay Barfoot & Thompson Limited As Agent For Julia Monaghan $4,346.59 immediately, calculated as shown in table below.

Description	**Landlord**
Rent arrears (to 29 June 2026)	$5,521.37
Water rates	$179.37
Cleaning	$400.00
Lock/key replacement	$297.85
Filing fee reimbursement	$28.00
Total award	**$6,426.59**
Bond	$2,080.00
Total payable by Tenant to Landlord	**$4,346.59**

2. The Bond Centre is to pay the bond of $2,080.00 (5165243-015) to Barfoot & Thompson Limited As Agent For Julia Monaghan immediately.

Reasons:

1. A representative attended the hearing for the landlord. The tenant did not attend the hearing. A call to the tenant during the hearing went straight to voicemail.
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 29 June 2026. The landlord provided rent records and water rates invoices which prove the amount owing at the end of the tenancy..

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, 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.
5. The landlord claims that tenant did not leave the premises reasonably clean and tidy. The landlord a quote for cleaning and an outgoing in section report. The quote is for more than $1,000. The landlord says that the cleaning hasn't yet been done even though the premises are back on the market for rent.
6. I have reviewed the photographs. Some cleaning is required, particularly in the kitchen. The landlord has not established that cleaning is required to the extent claimed. The standard is reasonably clean, it is not pristine or commercially clean. Having regard to other applications, similar photographs and the lack of an invoice or breakdown/record of time spent cleaning, I award $400.
7. The tenant did not return the keys. The landlord provided an invoice for rekeying the locks. I award the amount claimed.
8. As the landlord was the successful party, I also award reimbursement of the Tribunal application fee.

R Morgan
23 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.