[2026] NZTT 5531728

TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT:	Barfoot & Thompson Limited As Agent For The Owner Samuel Chang Landlord
RESPONDENT:	Iasinta Tuifalefa, Faalolo Leiataua, Christopher Peniata, Decca Leiataua Tenant
TENANCY ADDRESS:	168 Melrose Road, Mount Roskill, Auckland 1041

ORDER

1. Iasinta Tuifalefa, Faalolo Leiataua, Christopher Peniata and Decca Leiataua must pay Barfoot & Thompson Limited As Agent For The Owner Samuel Chang $328.00 immediately, being rent arrears to 31 July 2026.

Description	**Landlord**	**Tenant**
Rent arrears to 31.7.26	$300.00	
Filing fee reimbursement	$28.00	
Total award	**$328.00**	
Total payable by Tenant to Landlord	**$328.00**	

2. The claim for outstanding water charges is withdrawn.

Reasons:

1. The landlord attended the hearing via remote teleconference. The tenants did not join the hearing via the video or telephone link as instructed in the notice of hearing. The hearing continued in the absence of the tenants.
2. The landlord has applied for rent arrears and has provided rent records which prove the amount owing.

3. The landlord also provided an updated rent ledger during the hearing. Having sighted the landlord's evidence I am satisfied that the tenants are responsible for the rent debt.
4. The claim for rent arrears is proven.
5. The landlord confirmed during the hearing that the outstanding water charges have now been paid. This claim is withdrawn.
6. The landlord will need to address termination and possession pursuant to the mediator's order dated 6 March 2026.
7. Because Barfoot & Thompson Limited As Agent For The Owner Samuel Chang has substantially succeeded with the claim I have reimbursed the filing fee.

M Manhire
31 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.