[2026] NZTT 5525725

TENANCY TRIBUNAL AT AUCKLAND | TE TARAIPIUNARA RETIHANGA KI TĀMAKI MAKAURAU

APPLICANT: Barfoot & Thompson Limited as agent for Sujeevan Vetharaniyam

Landlord

RESPONDENT: Daniel Calvert

Tenant

TENANCY ADDRESS: 8 Churches Avenue, Mount Roskill, Auckland 1041

ORDER

1. Daniel Calvert must pay Barfoot & Thompson Limited as agent for Sujeevan Vetharaniyam $1,523.45 immediately, calculated as shown in table below:

Description	**Landlord**	**Tenant**
Rent arrears to 22 April 2026	$410.71	
Water rates	$21.67	
Repair outdoor house tap	$368.00	
Rubbish removal and dump fees	$945.50	
Paint and brush	$22.80	
Repair windows (3) and frame	$440.00	
Interior plastering and painting	$1,380.00	
Paint for repair work	$206.77	
Filing fee reimbursement	$28.00	
Total award	**$3,823.45**	
Bond	$2,300.00	
Total payable by Tenant to Landlord	**$1,523.45**	

2. The Bond Centre is to pay the bond of $2,300.00 (BN-10106179) to Barfoot & Thompson Limited as agent for Sujeevan Vetharaniyam immediately.

Reasons:

1. Ms Stone and Ms Brahnbhatt represented the landlord. The tenant did not attend the hearing.
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 22 April 2026. The landlord provided rent records and water rates invoices which prove the amounts owing for rent and for water rates at the end of the tenancy.

Did the tenant comply with his 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[1].
5. The tenant did not remove all rubbish when he vacated the premises.

Is the tenant responsible for the damage to the premises?

6. A landlord must prove that damage to the premises occurred during the tenancy and is more than fair wear and tear. If this is established, to avoid liability, the tenant must prove they did not carelessly or intentionally cause or permit the damage. Tenants are liable for the actions of people at the premises with their permission[2].
7. The following damage was caused during the tenancy. Walls in 2 bedrooms, the hall, and the lounge were damaged and had to be plastered and painted. An outdoor house tap was damaged and had to be repaired and the tap replaced. Windows and a window frame were damaged and had to be repaired.
8. The damage is more than fair wear and tear, and the tenant has not disproved liability for the damage.

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[1] See section 40(1)(e)(ii)-(v) Residential Tenancies Act 1986 (RTA)
[2] See sections 40(2)(a), 41 and 49B RTA

9. The amounts ordered are proved by invoices and photos and by the evidence Ms Stone gave at the hearing.

10. As the application is successful, I have reimbursed the landlord the filing fee.

J Greene
27 August 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.