TENANCY TRIBUNAL AT REMOTE LOCATION | TE TARAIPIUNARA RETIHANGA

APPLICANT: [The applicant/s]

Landlord

RESPONDENT: [The respondent/s]

Tenant

TENANCY ADDRESS: 110 Slaney Street, Bluff, Bluff 9814

ORDER

1. An application for suppression has been made in this case, and the Tribunal orders suppression of the parties' names and identifying details.
2. [The tenant/s] to pay [The landlord/s] $726.06 from the bond, calculated as shown in table below.
3. The Bond Centre is to pay the bond of $1,840.00 ([Bond number suppressed]) immediately apportioned as follows:

[The landlord/s]: $726.06

[The tenant/s]: $1,113.94

Description	**Landlord**	**Tenant**
Rent arrears to 28/1/2026	$492.86	
Cleaning: and rubbish removal	$205.20	
Filing fee reimbursement	$28.00	
Total award	**$726.06**	
Bond	$726.06	$1,113.94

Reasons:

1. Only the applicant attended the hearing. The tenant joined 35 minutes late. She explained her issues with connecting to the meeting and was advised of her rehearing rights if she does not agree with the orders made.
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?

3. The tenancy ended on 28/1/2026 The landlord provided rent records and water 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 and remove all rubbish. See section 40(1)(e)(ii)-(v) Residential Tenancies Act 1986.
5. By a fine margin. I find that the tenant did not leave the premises reasonably clean and tidy (a very small amount of cleaning was required) and did not remove all of her possessions/rubbish.
6. The amounts ordered are proved.
7. Because [The applicant/s] has wholly succeeded with the claim I must reimburse the filing fee and approve name suppression for the landlord.
8. The landlord requested name suppression for the tenant, a request she also made. As there is no public interest in publishing her name that request is approved.

J Maher
07 September 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.