

**TENANCY TRIBUNAL - [Event location suppressed]**

APPLICANT: [The applicant/s]  
Tenant

RESPONDENT: Barfoot & Thompson Limited - Meadowlands As Agent For  
Cheng Hang  
Landlord

TENANCY ADDRESS: [Tenancy address suppressed]

**ORDER**

1. An application for suppression has been made in this case, and the Tribunal orders suppression of the tenants' names and identifying details.
2. The tenants are authorised to install a cat door at the premises at their cost. At the end of the tenancy (in the absence of an agreement to leave the cat door in place) they must remove the cat door and reglaze the glass pane where it was installed. The reglazing work must be done by a professional window repairer.
3. The application for compensation for cleaning costs is withdrawn.
4. Barfoot & Thompson Limited – Meadowlands as agent for Cheng Hang must pay [The tenant/s].

**Reasons:**

1. Both parties attended the hearing. Mr Xiang represented the landlord.
2. The tenants have applied for an order authorising them to install a cat door at the premises and compensation for cleaning costs they incurred at the start of the tenancy.
3. The tenants withdrew the compensation claim at the hearing today.
4. Mr Xiang explained that the owner of the premises opposed the tenants installing a cat door because he was concerned about the glass pane not being returned to its current state and he thought there was a risk of damage.
5. Objectively viewed, the tenants' request is not unreasonable. The installation of a cat door is a minor alteration that would enhance the tenants' enjoyment of the tenancy.
6. Recent amendments to the Residential Tenancies Act 1986 aimed in part at allowing tenants to do minor alterations so long as the premises are returned to the state they were in at the start of the tenancy when the tenancy ends.
7. The tenants understand that they will have to remove the cat door when they vacate the tenancy and have the glass pane professionally reinstated.
8. The parties may, of course, agree to leave the cat door in place. But in the absence of an agreement the tenants must remove it and reinstate the glass pane when they vacate.
9. On the successful application, I award the tenants the filing fee.

J Greene  
20 December 2022

## **Please read carefully:**

Visit [justice.govt.nz/tribunals/tenancy/rehearings-appeals](https://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](https://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 \$200. 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](https://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 for the payment of less than \$1000
- a final order to undertake work worth 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](https://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.

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If you require further help or information regarding this matter, visit [tenancy.govt.nz/disputes/enforcing-decisions](https://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](https://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](https://tenancy.govt.nz/disputes/enforcing-decisions), pe fesootai mai le Tenancy Services i le numera 0800 836 262.