

TENANCY TRIBUNAL -

APPLICANT: Four Seasons Realty 2017 Limited as agent for Jeanette and Allan Couch

Landlord

RESPONDENT: Jeanette Giles

Tenant

TENANCY ADDRESS: 390 Tuahiwi Road, Tuahiwi, RD 1, Kaiapoi 7691

ORDER

1. Order 1 of the Tribunal's order dated 22 November 2023 is amended and now reads as follows: Jeanette Giles must pay Four Seasons Realty 2017 Limited as agent for Jeanette and Allan Couch \$850.00 immediately, calculated as shown in table below:

Description	Landlord	Tenant
Compensation for chattels disposed of by landlord		\$350.00
Cleaning	\$1,000.00	
Rubbish removal: dump fees	\$200.00	
Total award	\$1,200.00	\$350.00
Net award	\$850.00	
Total payable by Tenant to Landlord	\$850.00	

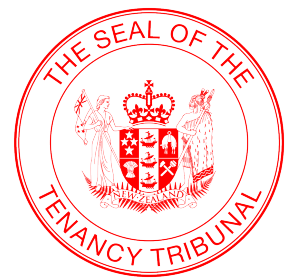
2. Order 2 of the Tribunal's order dated 22 November 2023 is deleted.

Reasons:

1. The Tribunal made an order on these applications on 22 November 2023.
2. The Tribunal made a split bond order in the belief that the bond was still assigned to this tenancy.

3. Ms Jones for the landlord has advised the Tribunal that the bond has been transferred to the new tenancy that started on 23 June 2023.
4. The Tribunal has therefore amended the order made yesterday. The amounts awarded remain the same, but the bond order made is deleted and is of no effect.
5. The rest of the order remains as written, except for paragraph 39 which will now read:

39. The tenant will pay the landlord \$850.00.



J Greene
23 November 2023

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 \$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

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 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.