

TENANCY TRIBUNAL - Manukau

APPLICANT: TBT Property Management Limited
Landlord

RESPONDENT: Sukhveer Ranu, Surjeet Singh Chahal, Amandeep Kaur,
Sandeep Singh
Tenant

TENANCY ADDRESS: 4 Rathmar Drive, Manurewa, Auckland 2105

ORDER

Sukhveer Ranu, Surjeet Singh Chahal, Amandeep Kaur and Sandeep Singh must pay TBT Property Management Limited \$1,350.54 immediately, calculated as shown in table below.

Description	Landlord	Tenant
Water rates	\$246.16	
Repairs: benchtop repairs, insurance excess only	\$550.00	
Repairs: carpet replacement, insurance excess only	\$1,100.00	
Repairs: wall repairs, cleaning, light bulbs and smoke alarm replacement	\$2,268.65	
Filing fee reimbursement	\$20.44	
Amounts paid by tenant		\$234.71
Bond already refunded to the landlord		\$2,600.00
Total award	\$4,185.25	\$2,834.71
Net award	\$1,350.54	
Total payable by Tenant to Landlord	\$1,350.54	

Reasons:

1. Only the landlord attended the hearing.
2. The landlord has applied for water rates, compensation, and reimbursement of the filing fee following the end of the tenancy.

How much is owed for water rates?

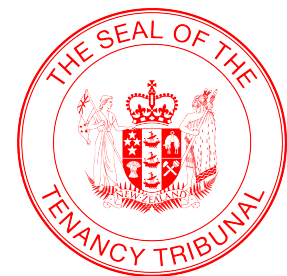
3. The landlord provided water rates invoices which prove the amount owing at the end of the tenancy.

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, remove all rubbish, return all keys and security devices, and leave all chattels provided for their benefit. See section 40(1)(e)(ii)-(v) Residential Tenancies Act 1986. The tenant is required to replace worn out smoke alarm batteries during the tenancy. See section 40(1)(ca) Residential Tenancies Act 1986. The tenant must also replace standard light bulbs.
5. The tenant did not leave the premises reasonably clean and tidy.
6. The landlord had to replace light bulbs and smoke alarm.
7. The amounts ordered are proved.

Is the tenant responsible for the damage to the premises?

8. 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. See sections 40(2)(a), 41 and 49B RTA.
9. Where the damage is caused carelessly, and is covered by the landlord's insurance, the tenant's liability is limited to the lesser of the insurance excess or four weeks' rent (or four weeks' market rent in the case of a tenant paying income-related rent). See section 49B(3)(a) RTA.
10. The following damage was caused during the tenancy: benchtop, carpet (badly stained) and walls. The damage is more than fair wear and tear, and the tenant has not disproved liability for the damage.



J Tam
27 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.