

## Tenancy Tribunal process for unit titles disputes

---

The Tenancy Tribunal can hear and resolve unit titles disputes up to \$50,000.

The District Court or the High Court hears disputes that exceed this amount.

### Who can apply to the Tenancy Tribunal?

Almost anyone with an interest in a unit title property can apply to the Tenancy Tribunal, including:

- owners or former owners
- tenants or other people living in the property
- a body corporate
- contractors
- prospective buyers.

An agent can act on your behalf with the Tribunal. You will need to notify the Tribunal of this in writing.

[Authority to Act template \(Ministry of Justice\) \(https://www.justice.govt.nz/assets/Documents/Forms/Authority-to-Act.pdf\)](https://www.justice.govt.nz/assets/Documents/Forms/Authority-to-Act.pdf)

### Application categories

There are two categories for unit title applications.

**Category 1** applications are more complex and are likely to go to a hearing. They may be about:

- maintaining common areas
- body corporate governance
- decisions and processes.

**Category 2** applications are simpler. They are likely to go to mediation and may be about:

- the day-to-day management of the complex
- the actions of a unit owner or occupier
- not obeying the body corporate rules.

Applications about someone not paying their levies are Category 2.

### Application Fees

- Category 1 - \$3,300 including GST
- Category 2 - \$850 including GST

You may get the fee back if your claim is wholly or partly successful.

# Appealing a decision

If you are not happy with a decision, you can appeal to the District Court.

The fees for Tenancy Tribunal appeals are:

- filing fees (\$200)
- hearing fees (\$900 – for each half day, if the hearing lasts for longer than half a day)