

LEASE AGREEMENTS

What is a landlord?

A person who rents out a room or property to a tenant.

What is a tenant?

A person renting the property from the owner.

What is a dwelling?

Property that you can live or work in. For example, a house, room, a flat, office of a building.

What is a lease agreement?

A lease agreement is a binding contract between a tenant and a landlord for the rent or lease of a fixed property for a specific

time for a fixed rental. It can be written or verbal.

If I am a tenant, what are my rights?

- You have the right to privacy. The landlord may only exercise his or her right of inspection in a reasonable manner after reasonable notice to the tenant.
- You have the right not to have your home searched.
- You have the right not to have your property searched.
- You have the right not to have your possessions removed from the premises.
- You have the right to have privacy regarding your communications.
- These rights apply to the tenant and the tenant's visitors.

If I am a landlord what are my rights?

- You have the right to regular payment of rent and any other charges specified in the lease agreement.
- You have the right to recover unpaid rent

or any other amount that is due and payable after obtaining a ruling by the Rental Housing Tribunal or by a court.

- You have the right to end a lease on the grounds that are specified in the lease.

Must a lease agreement be in writing?

- A lease agreement does not have to be in writing but if you request that it be in writing, the landlord must give you a written lease agreement.
- A verbal agreement is valid but it is more difficult to prove if there is a dispute about the terms and conditions of the agreement.

KEY:

1. RENTAL HOUSING TRIBUNAL - a board of officials appointed to make a judgment
2. DWELLING - house
3. LESSEE/TENANT - a person renting the property from the owner
4. LESSOR/LANDLORD - a person who rents a room or property to a tenant

LEGALWISE BRANCHES & TEL NUMBERS

BELLVILLE	021 949-1860
BENONI	011 421-8131
BLOEMFONTEIN	051 447-5262
CAPE TOWN	021 419-6905
CENTRAL SERVICES	011 470-4000
DURBAN	031 306-3800
EAST LONDON	043 722-0811
EMPANGENI	035 772-2182
FLORIDA	011 470-4208
GERMISTON	011 873-4022
HAZYVIEW	013 737-6365
HEAD OFFICE	011 670-4500
JOHANNESBURG	011 836-8422
KEMPTON PARK	011 394-5457
KIMBERLEY	053 832-5964
KING WILLIAM'S TOWN	043 642-1975
KLERKSDORP	018 462-9240
MAFIKENG	018 381-2308
NELSPRUIT	013 755-3290
NEWCASTLE	034 315-5503
PIETERMARITZBURG	033 342-6010
PIETERSBURG	015 297-5844
PINETOWN	031 702-0202
PORT ELIZABETH	041 585-4370
PRETORIA	012 328-6225
QWA-QWA	058 713-0932
RANDBURG	011 787-5059
RANDFONTEIN	011 693-6091
RUSTENBURG	014 594-2082
SECUNDA	017 634-4122
SOWETO	011 984-2722
UITENHAGE	041 922 6551
ULUNDI	035 870-1621
UMTATA	047 532-5911
VANDEBIJLPARK	016 931-2440
VEREENIGING	016 422-1531
WELKOM	057 357-1452
WITBANK	013 656-4290



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ANSWERS YOUR QUESTIONS

The QuickLaw Series

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Domestic Violence-I have been served with a Protection Order, what should I do?
Domestic Workers-What are my rights as a domestic worker?
Employee Rights-What are my rights as an employee?
Evictions-I am about to be evicted, what should I do?
Harassment-I am being harassed at work, what should I do?
Lease Agreements-What should I know before I sign a lease agreement?
Landlord / Tenant Problems-What are my rights in a Landlord/Tenant dispute?
Maintenance-How do I apply for maintenance?
Neighbours-I am having problems with my neighbours, what should I do?
Pregnancy-What are my rights?
Retrenchment-What are my rights?
Road Accident Fund-How do I claim for injuries from a car accident?
Small Claims Court-Faster and more effective.
Strikes-What should I know?
Unfair Labour Practices-I am being treated unfairly at work, what should I do?
Unwed Father-I am a father of a child born out of wedlock, what are my rights?
Wills-Do I need to draw up a Will?
Workplace Injuries-What should I do if I am injured at work?

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62

Lease Agreements

WHAT SHOULD I KNOW
BEFORE I SIGN A
LEASE AGREEMENT?



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ANSWERS YOUR QUESTIONS

Authorised Financial Services Provider