



KWAZULU-NATAL PROVINCE

HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA



ISIGUNGU ESENGAMELE EZOKUQASHISA KWAZULU-NATALI

OKUMELE UKWAZI... NGOKUMAQONDANA NOKUQASHISWA KWEZAKHIWO

- Iziqashi kumele zinikezwe ithuba lokufunda nokuqonda yonke imigomo nemibandela yokuqashiswa ngaphambi kokusayina isivumelwano.
- Iziqashi kanye nomasitende kudingeka baqonde futhi bavumelane ngokuthi ngubani obhekene nezikweletu zamanzi nogesi.
- Izinhlangothi zombili kumele zisayine isivumelwano sokuqashiselana okumele sibe nayo yonke imininingwane kamasitende kanye neyesiqashi, okuyilena amagama namakheli, incazelo yendawo, inani lediphozithi kanye nenkokhelo emisiwe yokuqasha kanjalo nokukhuphuka kwayo uma kukhona, isikhathi sokuqashisa; ukubala nje okumbalwa, ngokwesigaba (5)(6) soMthetho omaqondana Nokuqashisa (Rental Housing Act).
- Omasitende bangadinga ukuthi abaqashile bakhokhe idiphozithi yokuqinisekisa ukuphepha esebenza njengesivikelo kumasitende uma kwenzeka isiqashi silimaza impahla. Uma idiphozithi ikhokhiwe, isigaba 5 (3) (d) soMthetho omaqondana Nokuqashisa, uMthetho wama-50 wonyaka we-1999, sihlizekela ukuthi umasitende "kufanele ayitshale leyo mali eyidiphozithi ku-akhawunti enenzalo esikhungweni sezezimali (ebhange)..."
- Izinhlangothi zombili (isiqashi kanye nomasitende) kumele zihlole ngokuhlanganyela indawo eqashwayo ngaphambi kokuba isiqashi singene kuyo. Uma kunguthi kunezinto ezingalungile ezihlonziwe, kuyomele zibhalwe phansi bese ziba yisengezo esivumelwaneni sokuqashiselana.
- Izinhlangothi zombili kumele zivumelane ukuthi lokhu okungalungile kuzolungiswa kanjani kanti leso sibophezelo kumele sibe yisivumelwano esibhalwe phansi.
- Bobabili, isiqashi nomasitende, kumele kubacacele zisuka nje ukuthi yiliphi iqhaza elizobanjwa ngumuntu ngamunye kubona ngokumaqondana nokunakekelwa kwesakhiwo, okungukuthi ubani uzokwenzani?

ISIGUNGU ESENGAMELE EZOKUQASHISA SAKWAZULU-NATALI, SIYISIZINDA ESIBHEKELE UKUXAZULULA UKUNGABONI NGASO LINYE PHAKATHI KWEZIQASHI KANYE NOMASITENDE

**GROWING
KWAZULU-NATAL
TOGETHER**

Uma udinga eminye imininingwane noma ufuna ukufaka isikhalo, xhumana nabe-KZN Rental Housing Tribunal (Isigungu Esengamele Ezokuqashisa KwaZulu-Natali) noma umasipala wakho wendawo (Ezokuhlaliswa Kwabantu):

Ikheli lendawo:

9th Floor Eagle Building (Murchies Passage),
353-363 Dr. Pixley ka Seme
(West Street), Durban, 4001

**Ikheli leposi :
Inombolo yocingo:**

Private Bag x54328, Durban, 4000
(031) 372 1800/3/4/6

I-imeyili:

info.rht@kzndhs.gov.za

Isizindalwazi:

<https://www.kzndhs.gov.za/index.php/pages/rental-housing-tribunal>





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KZN RENTAL HOUSING TRIBUNAL

THE KNOW HOW... **WHEN RENTING PROPERTIES**

- Tenants must be given an opportunity to read and understand all **terms and conditions of the lease** before signing an agreement.
- Tenants and landlords need to understand and agree on who is responsible for **water & electricity bills**.
- Both parties need to sign the **lease agreement** which must have all the particulars of a landlord and tenant. i.e. names & addresses, description of property, amount of deposit and rental & escalation rate if any, lease period, to name a few, in terms of sec(5)(6) of Rental Housing Act.
- Landlords may require tenants to pay a **security deposit** which serves as a protection to the landlord in case the tenant damages the property. In the event of such a deposit being paid, Section 5(3) (d) of Rental Housing Act 50 of 1999 provides that landlord "must invest such a deposit into an interest-bearing account with a financial institution..."
- Both parties (tenant & landlord) should conduct a **joint inspection** before tenant occupies the premises and the identified defects should be noted down as an annexure on the lease agreement.
- Parties should agree on how such **repairs** will be effected and such commitment should be in a form of a written agreement.
- Both tenant and landlord must be clear from the on-set of their respective roles in so far as maintenance is concerned, i.e. **who does what?**

**KZN RENTAL HOUSING TRIBUNAL, YOUR GATEWAY DISPUTE RESOLUTION
BETWEEN TENANTS AND LANDLORDS**

**GROWING
KWAZULU-NATAL
TOGETHER**

**Contact the KZN Rental Housing Tribunal or your local municipality (Human Settlements unit)
for more information or to lodge a complaint:**

Physical Address:

9th Floor Eagle Building (Murchies Passage),
353-363 Dr. Pixley ka Seme
(West Street), Durban, 4001

Postal Address:

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