

THE LIMPOPO RENTAL HOUSING TRIBUNAL

OBJECTIVES

In terms of the Rental Housing Act no. 50 of 1999 and Regulations, the Tribunal is vested with certain rights and obligations which are to:

- To protect tenants and landlords against unfair and unlawful practices
 - To promote the resolution of disputes without recourse to courts
 - To ensure timeous and effective resolution of complaints lodged
- Educate tenants and landlords with regard to their rights and obligations

SERVICES OFFERED

- Provides free services to tenants and landlords in the province
- Receive and investigate complaints
- Informal facilitation of agreements
- Resolution of disputes through mediation and hearing
- Provision of advice and information with regard to lease agreements

ISSUES THAT ARE DEALT WITH:

Rental Deposits, Changing of locks, Damage of property, Demolitions and conversions, Force of entry and obstruction of entry, House rules
Intimidations, Issuing of receipts, Tenants committees, Municipal services, Nuisances, Overcrowding and health matters, Tenants activities, Maintenance and Reconstruction or refurbishment work.

WHO IS ELIGIBLE TO OWN OR RENT A PROPERTY?

- Residents of Limpopo who either own or rent a property

COMPLAINTS MUST BE LODGED AS FOLLOWS:

- By mail in the office of the Tribunal
- At the relevant rental housing tribunal information office within the jurisdiction of the local authority in which the dwelling is situated
- At the office of the Tribunal
- By facsimile to the office of the Tribunal and confirmation of successful transmission is proof of receipt of the complaint
- A complaint is deemed to be lodged on the date upon which the Tribunal receives the complaint

6 STEPS WHEN LODGING A COMPLAINT

1. A complaint is registered.
2. Letters are issued to both parties.
3. The Rental Housing Tribunal will conduct a preliminary investigation to determine to whether the complained relates to a dispute in respect of a matter which may constitute an unfair practice.
4. Mediation is scheduled to try to resolve the matter if not then refer to Tribunal.
5. During the Tribunal hearing a ruling is given thereafter the case is closed.
6. A decision by the Tribunal is taken to be an order of magistrate's court in terms of Act no 32 of 1944.

REVIEW OF THE TRIBUNAL PROCEEDINGS

If a person feels dissatisfied with the proceedings of the Tribunal, she/he can take the matter for review before the High court within the area of Jurisdiction.

REQUIREMENTS WHEN LODGING A COMPLAINT:

- ID/ Permit / Passport
- Lease agreement
- Physical address of both parties
- Proof of payment

APPOINTMENT AND COMPOSITION OF THE TRIBUNAL

The Rental Housing Tribunal consist a minimum of three and not more than five members, who are fit and proper persons appointed by the MEC, and is constituted by:

- a. Chairperson
- b. Deputy Chairperson
- c. Two members of Tribunal
- d. Two alternate members

CONDITIONS OF SERVICE FOR TRIBUNAL MEMBERS

- a. Any appointment must be for a period not exceeding three years.
- b. Any vacancy in the office of a member of the Tribunal must within three months of such vacancy accruing be filled.
- c. The MEC may at any time for reasons which are fair remove from office any member appointed.

GENERAL RELATIONSHIP CONDUCT BETWEEN LANDLORDS AND TENANTS

A Landlord may not discriminate against tenants during lease or when negotiating for a lease on grounds of:

Race, Gender, Sexual orientation, Marital status
Religion, Age, Disability and Culture

TENANTS RIGHTS AGAINST THE LANDLORD

- His or her property searched without permission of the tenant
- His or her possession seized, except in terms of law of general application and having first obtained in order of court
- The privacy of his or her communication infringed

LANDLORDS RIGHTS AGAINST THE TENANTS

- Prompt and regular payment of a rental or any charge that may be payable in terms of a lease
- Recover unpaid rental or any other amount that is due and payable after obtaining a ruling by the Tribunal or an order of a court of law
- Terminate a lease in respect of rental housing property on grounds that do not constitute an unfair practice and are specified in the lease
- On termination of a lease
- Receive the rental housing property in a good state of repair.

- Repossess rental housing property having first obtained an order of court
- Claim compensation for damage to the rental housing property or any other improvements on the land on which the dwelling is situated, if any, caused by the tenant, a member of the tenant's household or a visitor of the tenant.

MEMBERS OF THE RENTAL HOUSING TRIBUNAL

CHAIRPERSON : MR MOKGALABONE M.R
 DEPUTY CHAIRPERSON : MR. MALUMBETE N.C
 MEMBER : MRS. PHALENG M.H
 MEMBER : MRS LAMOLA M.J
 MEMBER : MRS MOTHAPO M.S
 ALTERNATE MEMBER : MR. CARRIM A.M
 ALTERNATE MEMBER : MISS. MPHAHLELE M.A

YOU NEED OUR HELP

CONTACT PERSON:

Moses Ngulele, Mpho Mashelle and Moris Baloyi

☎ 015 284 5000/ 5057 (07h30 - 16h30 weekdays only)

☎ 015 291 4280 fax (07h30 - 16h30 weekdays only)

☎ 0800 687 432 (Housing enquiries)

☎ 0800 222 111 (Disaster)

✉ mediaenquiry@coghsta.limpopo.gov.za

Department of Co-operative Governance, Human Settlements and Traditional affairs.

Physical Address: Hensa Towers, 20 Corner Rabe &

Landross Mare Street, Polokwane 0699

Postal Address: Limpopo Rental Tribunal,

Private bag x 9485, Polokwane, 0700



LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA

DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS AND TRADITIONAL AFFAIRS



THE LIMPOPO RENTAL HOUSING TRIBUNAL

