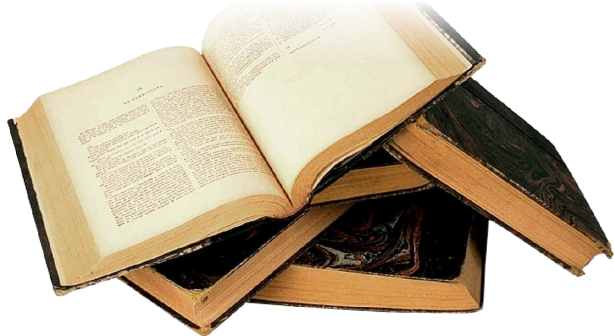


# ABOUT US

Our firm has grown over the past few years from Weyer & Weyer Attorneys to Weyer, Waldick & Willemse and Waldick Jansen Van Rensburg as it is known today. We are committed to client care, partner accessibility and service excellence.

We strive to provide a professional, ethical, reliable as well as an affordable service to our clients.

We also strive to solve all matters in a cost effective manner with optimal results in the shortest possible time.



#### DIREKTEURE • DIRECTORS:

HL WALDICK LLB (UNISA)  
MASTER DEGREE IN INTERNATIONAL BUSINESS LAW:  
LEIDEN, NETHERLANDS  
PL JANSEN VAN RENSBURG LLB (UNISA)  
AIPSA DIP Insolvency (UP)

#### ASSISTENTE • ASSOCIATES:

AH KOEN (LLB) • TJ BISHOP (B.com LLB)  
Y DE VILLIERS (LLB) • K PRETSCH (B.com LLB)

#### KANDIDAAT PROKUREURS • CANDIDATE ATTORNEYS:

Z KINGHORN • W COETZEE • JF PAXTON



**Cambridge Office Park**  
**No 5 Bauhinia Street**  
**Building nr. 4, 1st Floor**  
**Techno Park, Highveld, Centurion**  
**Tel: 012 643 0004 / 086 110 0540**  
**Fax: 012 643 0074 / 086 649 1434**



**Randburg Office**  
**Vericred House**  
**347 Kent Avenue**  
**Randburg**  
**Tel: 010 001 3623**  
**Fax: 086 433 1256**



**WALDICK JANSEN VAN RENSBURG**

PROKUREURS.ATTORNEYS.BOEDELBEREDDERAARS.ADMINISTRATORS OF ESTATES

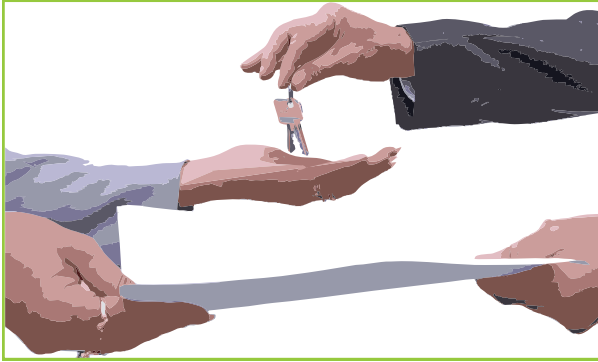
 Informational Pamphlet #6

## LEASE AGREEMENTS



## WHAT IS A LANDLORD

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



## WHAT IS A TENANT

A *tenant* is a person renting the property from the owner.

## WHAT IS A DWELLING

A *dwelling* is property that you can live or work in. For example, a house, room, a flat, and an 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 IS MY RIGHTS

You have the right to privacy. The landlord may only exercise his or her rights 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.

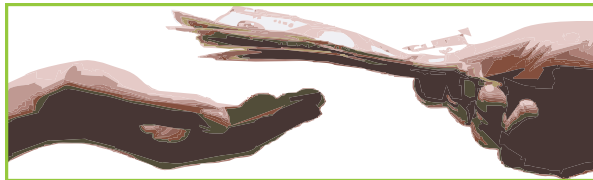
You have the right not to have your possessions removed from the premises.

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 IS MY RIGHTS

You have the right to regular payments 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 of the agreement.



### KEY:

LANDLORD / LESSOR - a person who rents a room or property to a tenant.

TENANT / LESSEE - a person renting the property from the owner

DWELLING - house

RENTAL HOUSING TRIBUNAL - a board of officials appointed to make a judgment