

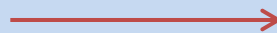
# RENTAL HOUSING AMENDMENT BILL [B 21B – 2011]- rural & urban tenancies throughout the RSA

*Habitability = space, safety, health*

Landlords: Private sector / Government / SH

Types of rental dwellings include

- Formal houses
- Informal settlements
- Hostels, caravans, lodges
- Rural – formal and huts
- Backyard shacks, rooms, garages
- Cubicular spaces: Shipping containers



Linda Grace Nel (Rosetta) from Villiers

## *Habitability = space, safety, health continued*

- Rosetta at the Carlisle Street 'Shelter' pays about 700% more than a tenant occupying an upmarket 2 bedroom flat -pays for just a sleeping space & communal facilities



Example 1: **Appeal to the MEC**

Complaints by tenants > Cape Town Municipal housing

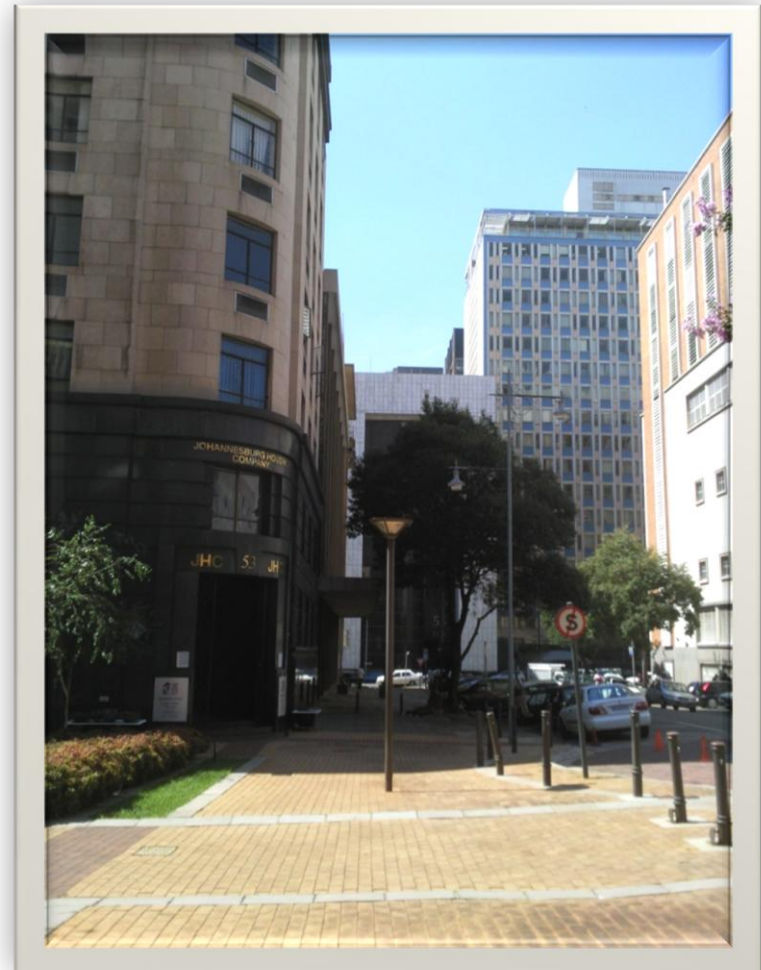


## Example 2: Appeal to the MEC

Complaints by tenants > Free State human settlements dept



# Regulations - Social housing Institution/tenant as complainant = unfair practice?



## Regulations - unfair practice *continued*

<b>Some of the unfair practices that apply to</b>	<b>Landlord</b>	<b>Tenant</b>
<b>Reconstruction, refurbishment, conversion and demolition</b>	<ul style="list-style-type: none"> <li>• failing to reduce rental for the period during which the tenant is not in occupation;</li> <li>• tenant is prevented from returning to the dwelling after the completion of the repairs, conversion or refurbishment</li> </ul>	<ul style="list-style-type: none"> <li>• refusing to vacate on proper notice and proof of repairs, conversion or refurbishment needed</li> </ul>
<b>Effect of unsigned or undelivered lease agreement</b>	<ul style="list-style-type: none"> <li>• tenant failing to sign and deliver written lease agreement</li> </ul>	<ul style="list-style-type: none"> <li>• landlord failing to sign and deliver written lease agreement</li> </ul>

# Information Offices & training

- **s14** - onerous 'job description'

Expectations are high – decade of training & experience of RHT staff –

Training of all staff & members must be more than mere reproduction/cut-n-paste of the Act & regs

Women-usually single mothers  
self-employed = highest number of victims to  
illegal lockouts & exploitative rentals

