

# Agreement essential for good relationship

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WHAT are the essential ingredients to establish a good tenant-landlord relationship?

## **Clear Agreement**

Parties must agree on:-

The dwelling

The rental amount

When it is due

Where it is payable

How it is payable (e.g., in cash, cheque, directly to landlord; agent or into a bank account)

## **Rental**

The tenant must pay the agreed amount on the due date. Late payment can result in cancellation of the agreement and eviction procedure.

## **Duration of the lease contract**

Fixed period, i.e. for six months or seven years

Indefinite period or a periodic lease, e.g., month to month

## **Maintenance**

Duties and responsibilities of the parties must be stated: who is responsible for internal and external maintenance.

## **Service charges**

What amount or proportion is to be paid by the tenant in respect of electricity and water charges? Rates are payable by the owner - not the tenant.

## **List of defects**

A joint inspection (landlord-tenant) must be carried out before the tenant takes occupation and three days before the tenant moves out.

The landlord is under obligation to carry out repairs listed.

The tenant is responsible for repairs to damage caused by him or her.

## **Deposit**

If a deposit is taken, it must be placed in an interest bearing account unless it is held by an estate agent.

## **Protecting the dwelling**

The landlord's / landlady's duty to maintain and carry out repairs. But the tenant must prevent any damage, vandalism or nuisance.

Chairperson, Organisation of Civic Rights  
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