

Furniture must be carefully itemised

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WHEN renting a furnished dwelling it is necessary to jointly inspect and itemise fixtures and appliances.

It would be prudent to have the list (of items) signed by both parties and attach it to a written lease contract.

The tenant would be responsible to look after the dwelling, fixtures and appliances and not to damage or allow damage.

Any defect must be reported to the landlord in writing and any damage caused by the tenant, tenant's visitor or family members must be repaired and restored.

Should the landlord refuse to attend to a defective fixture or appliance, the tenant can ask for a reduction in rental in the case of the defect seriously affecting the use and enjoyment.

Complaint

The tenant may also undertake to carry out the repairs or replace the item provided the landlord is informed. The tenant could lodge a complaint with the provincial Rental Housing Tribunal or cancel the lease, if after placing the landlord on terms to remedy the breach, he or she failed to do so.

The tenant has a duty to take care in the use of the fixtures and appliances and should report any problems immediately.

At the end of the lease period, the tenant is required to restore the furnished dwelling, with its fixtures and appliances in the initial condition she or he received it, except for normal wear and tear.

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