

**STAKEHOLDER TRAINING & INFORMATION SESSION**  
**03 February 2023**  
**Southern Sun: Tshwane – Arcadia**

**Presentation by**  
**Dombolo Masilela**  
**Rental Housing Tribunal**

## FUNCTIONS OF THE RENTAL HOUSING TRIBUNAL

- To **Receive, Investigate** and **Resolve** disputes between landlords & tenants;
- To **Mediate, Adjudicate** and **Settle** disputes between landlords & tenants;
- To ensure stability & harmony in the Rental Housing Sector; and
- To give advice and provide education to landlords & tenants about their rights & obligations.

## POWERS OF THE RENTAL HOUSING TRIBUNAL

The RHT operates under the auspices of the Rental Housing Act (No.50 of 1999) and the Regulations thereof.

- The RHT is vested with rights and obligations to:
  - (i) Receive the complaints
  - (ii) Conduct the Mediation
  - (iii) If mediation fails, refer the matter to arbitration
  - (iv) Ruling is made. A ruling of the Tribunal is deemed to be an order of the Magistrate Court
  - (v) The only power not granted is the power to evict.

## UNFAIR PRACTICES IN RENTAL HOUSING

Any person who contravenes any provision of the RHA & its Regulations commits an Unfair Practice. A complaint about unfair practice may be lodged by the tenant/landlord of a property (eg. A house, a room, a shack or a flat) for the following reasons:

- Non-payment of rent;
- Non refund of a deposit;
- Disconnection of services (electricity/water) without a court order;
- Eviction from the property without a court order;
- Damages to the property;
- Insufficient maintenance & repairs of a property

## UNFAIR PRACTICES IN RENTAL HOUSING

- Discrimination by landlord or tenant on grounds of gender, race, sexual orientation etc.;
- Unacceptable living conditions i.e overcrowding;
- Non-compliance with the RHA and its Regulations.



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THANK YOU!