



Disconnected Electricity

A guide on how a landlord may disconnect your electricity as a way to try to force you out of your home and steps on how you can respond.

📞 To get this guide on WhatsApp, message

"Disconnected electricity" to **064 721 0958**

(tel:0647210958)

🔗 Know your rights

🔗 According to the Rental Housing Act and the Unfair Practice Regulations, your electricity cannot be cut off, UNLESS:

1. There is an emergency
2. The landlord needs to do maintenance
3. You are in arrears and fail to pay your arrears within 7 days of the landlord letting you know that you should.

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▼ Your full rights and responsibilities

If your landlord has disconnected your electricity as a way to try to force you out of your home, here's what you can do.

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Check with your landlord if they have cut off your electricity



Who is this for?

If your landlord has cut off your electricity as a means to get you to leave, follow this guide to enforce your rights.

🔗 What you need to know

🔗 If they have disconnected your electricity, tell your landlord that it is against the law and that they must turn it back on

🔗 This is an unlawful tactic used by some landlords to make your life uncomfortable and intimidate you into leaving. Electricity might be cut off for many days in a row, or randomly for a few hours.

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1. There is an emergency
2. The landlord needs to do maintenance
3. You are in arrears and fail to pay your arrears within 7 days of the landlord letting you know that you should.

⚠️ **This is illegal!**

🔗 Whenever something is done to force you out of your property without a court order, this is called a constructive eviction.

🔗 Sometimes landlords or landowners force you to leave by cutting off services, locking you out, sending you threatening SMSes, or sending someone to scare you.

🔗 A landlord or land owner cannot intimidate you to leave the property or force you to move out.

🔗 This is illegal in terms of the Constitution, PIE Act, The Rental Housing Act and the Unfair Practice Regulations.

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Contact the City of Cape Town

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Submit a complaint form for an Unfair Practice by your landlord to the Housing Tribunal