

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.

(C) To get this guide on WhatsApp, message "Disconnected electricity" to 064 721 0958 (tel:0647210958)

6 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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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.

O 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.
- 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
 - You are in arrears and fail to pay your arrears within 7 days of the landlord letting you know that you should.
- A 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.

2 Contact the City of Cape Town	
Who is this for?	If you have established your neighbour's are not experiencing electricity cuts, continue here.
What you need to know	• Find out if there have been electricity cuts or if they have been instructed to cut your electricity.
	Ensure you record your feedback.
	You can contact the city the following ways:
	\$ 0860 103 089
	⊠ electricity@capetown.gov.za

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

Who is this for?

If you haven't yet filed a Spoliation order, do so now and then return to this step.

What you need to know

- ▲ The tribunal function is to settle disputes between tenants and landlords
- It comprises of five members (including a chair and vice chairperson) appointed by the Provincial Minister of Human Settlements, who each have expertise in property management, housing development and consumer matters pertaining to rental housing.