

Residential Eviction Process

01 ▶ Default

Tenant defaults on rental payments.

02 ▶ Letter of Demand

the letter is delivered to the Tenant. If payment is not made within 20 business days after delivery, the Landlord is entitled to terminate the lease.

💰 R 500.00 plus VAT

03 ▶ Lease Termination

The termination letter is delivered to the Tenant and we are able to proceed to Stage 1 of the residential eviction process.

💰 R 500.00 plus VAT

04 ▶ Stage 01 Eviction Application

The application is drafted by us and issued at Court. It is then served by the Sheriff on the Tenant, whereafter the Tenant has 5 business days to oppose the application.

💰 R 8,500.00 plus VAT
⌚ ±14 Days

05 ▶ Stage 02 *Ex Parte* Application

We attend at Court, requesting specific instructions from the Judge/ Magistrate in respect of the manner of service of our eviction application on the Tenant, in order to advise them of the hearing date.

💰 R7,500.00 plus VAT
⌚ ± 14-21 Days

06 ▶ Stage 03 Hearing

We attend at Court and obtain the eviction order against the Tenant.

💰 R7,000.00 plus VAT
⌚ ± 14 Days

07 ▶ Stage 04 Eviction

The Sheriff attends at the premises and evicts the Tenant. The Sheriff's accounts vary per Sheriff but there is no charge by us for this stage.

⌚ ± 4 Weeks

The above processes and costs are exclusive of all disbursements (i.e. copies, travel, Sheriff's charges, correspondent attorney's charges, Counsel's fees etc.)

If the matter is opposed, the below hourly rates apply:

Director
💰 R 3,000.00 plus VAT

Senior Associate
💰 R2,250.00 plus VAT

Associate
💰 R1,800.00 plus VAT

Candidate Attorney
💰 R1,250.00 plus VAT