

# CANCEL LEASE EARLY

## CONSULTANCY & MEDIATION OPTIONS CONSUMER GUIDE



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## INTRODUCTION

The Consultancy and Mediation Options Consumer Guide will assist you in navigating the dangerous consumer law grounds with the help of an experienced consumer law consultant and mediator. If you need to cancel your lease early and the landlord doesn't want to negotiate, you need consultancy and mediation advice.

By reading this guide, you can make informed, intelligent decisions. We have dedicated our business to educating consumers. We'll be happy to answer any questions you might have - [I need consultancy and mediation advice](#).

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## NEED TO CANCEL YOUR LEASE EARLY?

### Relocation

Are you worried because you've been transferred or simply need to relocate, but you signed a long-term lease? You've been transferred to another branch of your company. You are wondering:

- Am I entitled to cancel my lease agreement?
- Can I give early notice of termination?
- How much notice do I need to give, and how do I go about this process?

### Cannot afford the lease anymore

You signed a fixed-term lease. Circumstances changed, and you are in trouble...

- Your buddy moved out
- You are getting divorced, and your partner moved out
- You are going through a bad breakup
- You lost your job

You simply cannot afford to pay the rent. It is just too expensive!

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## CONSUMER PROTECTION ACT

### You have the right to give early notice of termination and cancel your lease

According to the CPA, some tenants have the RIGHT to give early notice of termination and to cancel their leases. **If they qualify to do so and do so while fulfilling ALL the consumer law cancellation criteria.** This is "an early termination of lease". It is not a "breach of contract". It is a formal consumer law process, and the lease must be signed by a natural person, i.e. an ordinary human being.

## Cancellation penalty

An early cancellation penalty may be applicable if you give early notice of termination, but this NOT always the case. It may include an admin fee and may consist of some financial relief for the landlord occasioned by the early notice of termination. There are no clear guidelines on what amounts to an early termination penalty and should not be agreed in advance. It will vary according to the facts from case to case.

Do not panic. Get professional consultancy and mediation advice to save costly mistakes.

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## WHAT SHOULD I DO?

### How to request the early termination and cancellation of your lease

If the CPA is applicable and you qualify; you can always give early notice of termination and cancel a fixed term agreement/contract. You must provide **20 business days'** written notice to your landlord. It's about 30 calendar days.

Get help with the consumer law process. It will be well worth the cost involved. Have this ready to start your case:

- Landlords current contact details, or
- Current contact details of the agent, and
- A copy of the signed lease, and
- An email instruction to start the lease cancellation procedure if you need our consultancy and mediation assistance

### Lease cancellation, the consumer law way

The consumer law consultant and mediator will investigate the case by going through these steps:

- Study the lease agreement
- Determine if any Act or CPA is applicable
- Follow the formal consumer law process to make an early termination legal and enforceable
- Make sure the notice complies to the Act
- Negotiate the terms of exit and penalties, if needs be

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## CONTACT US

Both landlords and tenants must be aware of their consumer law rights. Know your consumer law rights.

Hugh Pollard is a consumer law consultant and mediator with a BA LLB and 40+ years' experience in the consumer law field.

### **Call Hugh now for consumer law advice**

Hugh – 0820932304

Or email him at [info@legaladviceoffice.co.za](mailto:info@legaladviceoffice.co.za)