

COVID-19 PANDEMIC

- 22.1 In the event that the Educational Institution is disrupted as a result of the Covid-19 Pandemic, i.e. temporary closure of the institution, the following shall apply:
 - 22.1.1 Closure of institution on or before the Commencement Date - the Resident may elect to be relieved of its obligations hereunder during the period that the institution remains closed, provided that should the Resident invoke this clause, written notice shall be given by the Resident to the Landlord before the Commencement Date;
 - 22.1.2 Closure of institution after the Commencement Date and continue for a period of more than 30 (thirty) days – the Resident may elect to either: -
 - 22.1.2.1 Continue to occupy the room and perform all of its obligations in terms of this Agreement; or
 - 22.1.2.2 elect to be relieved of its obligations in terms of this Agreement during the period that the institution remains closed, provided that should the Resident invoke this clause, written notice shall be given by the Resident to the Landlord within 7 days of the of the announced closure of the institution; or
 - 22.1.2.3 elect to cancel this Agreement on one calendar months written notice to the Landlord. In this instance alone, the Cancellation Policy shall not apply, and the Resident agrees to pay a cancellation penalty of one month's rental
 - 22.1.2.4 Should the Resident elect either 22.2.2.2 or 22.2.2.3 above, the Resident will be required to vacate the room