

AFFIDAVIT

I, the undersigned,

Nashitah Salie

do hereby make oath and say:

1.

I am a major female with Identity Number 6905120008085 employed by Sasfin wealth (Pty) Ltd residing at 122 4th Avenue, Grassy Park, Cape Town, Western Cape.

2.

The facts contained herein are within my own personal knowledge and are to the best of my belief both true and correct unless specifically otherwise indicated.

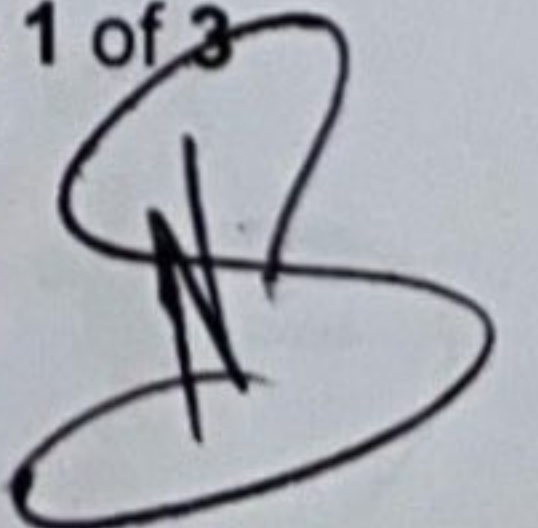
3.

I Nashitah Salie, hereby declare that I own the residential property at 122 4th Avenue, Grassy Park (Erf 6842), my utility bill is attached as confirmation thereof. Our neighbour who is a tenant at 124 4th Avenue, Grassy Park currently has 3 or 4 dogs on the property. The dogs bark from around 5:30am at regular intervals every single day until the evening, Monday to Sunday. Sometimes it starts a little later depending on when the tenant wakes up to get ready for his shift at work. They don't only bark but howl and cry which is a piercing and unbearable sound that travels throughout our house. The dogs are not barking occasionally at people walking past the house or someone entering the property but continuously bark to get their owner's attention. The only time the dogs are quiet is when the tenant and his family are not at home or at night while they are sleeping.

The dogs are confined to a small section of the yard which means that the dogs are not being kept for security purposes. It also appears that the owner is breeding the dogs as he has both male and female and the dogs have already had a litter of puppies.

In addition to the constant barking, howling, and crying, the tenant does not dispose of the dogs' faeces and leaves it laying in the yard for months which causes an unbearable, unhygienic and terrible stench. It is so bad that we can't even open our windows and feel appalled and disgusted when we hang our washing outside, videos available as evidence. We've also noticed that the tenant does not regularly provide the dogs with water and found the dogs drinking water from the bathroom drainage pipe and sewerage pipe, videos available as evidence.

My husband, Mr Cedrick Andre Manique has complained to Law Enforcement as well as the SPCA on several occasions. However, when Law Enforcement and the SPCA visit the property, the tenant appears to be laughing and joking with them and it seems that someone forewarns the tenant that they will be checking up because he is always cleaning the yard a day before the property is inspected. What he also does on these days when he is cleaning, he requests the homeless people

W.V. 

to take the black bags filled with the faeces and dump it near the Grassy Park Post Office, videos available as evidence.

My son failed his N6 exams last year, couldn't rewrite at the beginning of this year and again now in August because he is unable to study or even sleep properly with the constant disturbances from the dogs. I work remotely from home and work excessively long hours and because the dogs caused so much unpleasantness and frustrations, and with a lack of sleep, my health has deteriorated at a very fast rate. I am a cardiac patient who had open heart surgery at a young age but also had a stent placed into my main coronary artery last year. I have high cholesterol and BP and on daily chronic meds. With the lack of sleep and inability to focus on my work due to the constant noise from the dogs, I've been in a very bad state and at risk of suffering a heart attack or stroke. To prevent this, I have been forced to stay at my sister's house in Crawford for the past year. This is not how we should be living as a family, where I must be separated from my husband and son due to the current situation with the neighbour and his dogs. I've since spent some weekends here at home, and the situation hasn't improved. We are unable to relax or take a nap on a Saturday or Sunday afternoon or even late afternoon during the week, with the dogs constantly barking, howling and crying.

Because of the complaints that were logged with Law Enforcement and the SPCA, the tenant has also made several threats directed at my husband and son. My husband and son overheard the tenant saying to his wife, that if he is forced to get rid of his dogs, then my husband and son will be very sorry, that he will get people to kill them and make it look like a burglary. He also said to his wife that no one will suspect that it's them as we do not have any cameras on our property.

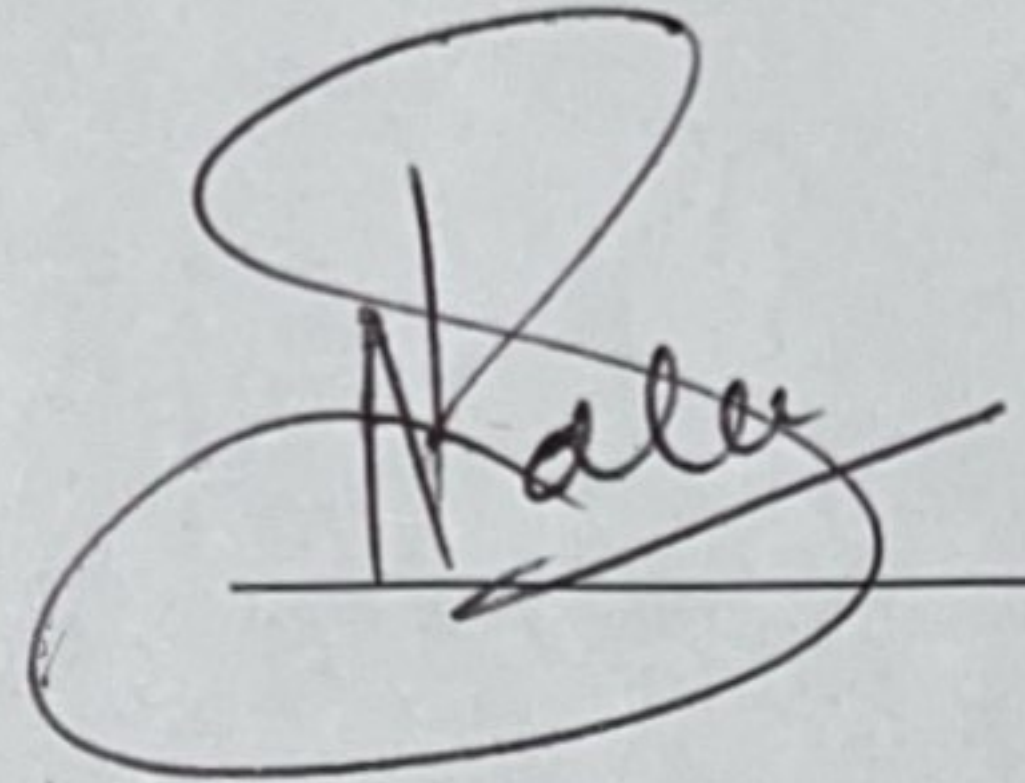
There was an incident one afternoon, when the tenant had several guys hanging around the property and when my husband and son were in our driveway getting out of the car, these guys stared at them and tried to intimidate them, therefore we are not taking these threats lightly. Unfortunately, Law Enforcement and SAPS cannot act until something happens which might be too late and too devastating. My husband and son, now take turns to sleep at night so that one of them is awake and able to keep a watch that no one tries to break in at night. This situation and the intimidating threats and constant concern that I have for our safety has caused my health to decline drastically. If I stay at home, then my work takes a beating and when I'm staying at my sister's house, then I'm constantly on edge worrying about my husband and son's safety.

Over and above the issues with the dogs, the tenant himself screams at the top of his voice, swears and uses vulgar language when interacting with his children and the dogs that it echoes throughout our house. He has no consideration for us as neighbours and behaves in this manner at any time of the day. We don't invite any family or friends over because we are so embarrassed with the tenants behaviour.

The tenant, his behaviour, and his dogs are stealing our peace. This has been going on for the past 18 months. It is intolerable, unpleasant, extremely frustrating, unhygienic and unfair to us, as homeowners to live under these conditions.

4.

DATED AT Grassy Park (PLACE) ON THIS 13 DAY OF October
2025



DEPONENT

SIGNED AND SWORN TO BEFORE ME AT CAPE TOWN ON THIS 13 DAY OF
OCTOBER 2025, THE DEPONENT HAVING ACKNOWLEDGED THAT THE
DEPONENT KNOWS AND UNDERSTANDS THE CONTENTS OF THIS AFFIDAVIT, THAT THE
DEPONENT HAS NO OBJECTION TO TAKING THE OATH AND THAT THE DEPONENT CONSIDERS
THE OATH AS BINDING ON THE DEPONENT'S CONSCIENCE

CST LAMBERT

7202-11-11

COMMISSIONER OF OATHS

FULL NAME: W. LAMBERT

BUSSINESS ADDRESS: REDDY AVENUE

GRASSY PARK

DESIGNATION/RANK: CST

PLACE: GRASSY PARK

