

## Who is responsible for the maintenance of my rental home or room?

Maintenance of your rental unit is divided between the landlord and the tenant. The lessor takes care of the 'big maintenance'. You as a tenant need to take care of 'small maintenance' and daily maintenance. Below we will explain in a little more detail what is meant by this.

In general the following applies:

- Small repairs need to be taken care of by the tenant. Big repairs and bigger maintenance jobs need to be taken care of by the lessor
- The tenant must be able to easily carry out small repairs by him/herself. They may only entail small costs. If this is not the case, the lessor needs to pay for the repairs
- The tenant must provide the landlord with access to the rental unit, in order for the lessor to be able to fix the repairs
- The tenant must provide repairs for damage that he/she has caused him/herself. If the lessor carries out the small and daily repairs, the lessor may charge the costs for this to the tenant as service costs

The table below explains who is responsible for what kind of maintenance.

<b>Maintenance</b>	<b>Responsibility tenant</b>	<b>Responsibility lessor</b>
Painting jobs	Whitening interior walls and ceilings, painting interior woodwork and, if necessary, decorating interior walls	Exterior painting
Small repairs	Fastening and screwing loose parts, for example, handrails, door knobs, thresholds, electrical switches, wall sockets and doorbells Keys for indoor locks and outdoor locks	
Parts and components of living space	Replacement and renewal of, among other things, faucet leather and parts of faucets, door knobs, locks, hinges and locks, floor gratings, ceiling gratings, keys for indoor and outdoor locks, fittings for shower room and toilet room, toilet fittings, electrical switches and wall sockets, doorbells, cable connections, telephone connections and computer connections and comparable parts of data networks	
Hinges, locks, taps, etc.	Keeping in good condition, regularly checking the mobility,	Big repairs, replacement

	oiling, lubricating or descaling of moveable parts	
Lighting	Repairs and replacement of light bulbs and fixtures inside the house	Replacement of light bulbs in communal areas and at the outside of the house
Windows and built-in mirrors	Replacement of damaged and broken windows and mirrors if the costs are low	