

## I Objective

The landlord seeks to protect each tenant's need for peace and order, and to ensure that the housing and its equipment are treated so that no unnecessary damage occurs. Regulations for student residence are part of the Tenancy agreement.

## II General terms

Inquiries, complaints etc. regarding tenancy, regulations and other additional services can be directed to the landlord, the landlord's representative, or the tenants' representative. Special regulations may provide supplementary rules for specific student residences.

The landlord, or the landlord's authorized representative, has the right to inspect and perform necessary repairs in any room. Such inspection should normally be notified in advance. However, in exceptional cases, inspection can be done without notice.

## III Regulations

### 1. Fire safety

- 1.1. The tenants are obliged to familiarize themselves with the fire instructions and emergency exits in case of fire. The tenant must be careful when dealing with fire, heat sources, hot plates, etc. so that there is no danger of fire or need for emergency response.
- 1.2. Evacuation routes such as stairs and corridors must always be clear of obstacles in the event of fire. It is prohibited to block doors marked with exit signs or emergency exit (fire doors), or to leave them in the open position. The landlord can, without notice, remove any objects that are obstructing evacuation/escape routes.
- 1.3. Fire extinguishers must not be removed from their designated location. The tenant must not dismantle/deactivate the fire detector/alarm in the residence. The tenant is responsible for replacing the battery in the fire alarm, and to make sure it is in proper condition. The tenant must immediately notify the landlord if there is any suspicion of a malfunctioning fire alarm. Vandalism, dismantling or covering up the fire alarm or the fire extinguishing equipment is strictly prohibited and is to be regarded as a breach of the Tenancy agreement. In such cases, the tenant will be charged the costs of repairs.

Objects stored in stairwells, entrance areas, common areas etc., may be removed without notice due to fire safety.

- 1.4. Barbequing on balconies/verandas or on the outside stairs is prohibited.
- 1.5. If the tenant's behavior causes unnecessary fire/emergency response, including cooking related incidents, the tenant will become liable for any expenses, cf. The Norwegian Tenancy

Act § 5-8. The expenses billed will be equal the invoice from the current emergency service.  
[See rates here.](#)

## **2. Cleaning**

- 2.1. Every tenant is responsible for cleaning their own residence and is also obliged to keep any common rooms clean, in cooperation with the other users. The common areas will be inspected regularly.
- 2.2. The communal kitchen/rooms must be cleaned weekly by the tenants. Garbage must be emptied on a daily basis. Every tenant must keep their own kitchen cabinets and other common cabinets clean and tidy. Refrigerators must be defrosted by the tenant when needed. Do not use sharp objects, such as a knife or the like, as the cooling system can be damaged. The tenant will in such case be held financially responsible for any damage. New refrigerators, and freezers with NoFrost have automatic defrosting.
- 2.3. The entrance hall and bathroom/WC must be cleaned at least once a week. The drain should be cleaned regularly. In the event of a clogged drain, sink or toilet that cannot be repaired by the tenants themselves, the landlord must be notified via My page.
- 2.4. When there are several users of common rooms, such as communal kitchen, bathroom/WC, entrance hall or similar rooms, the tenants must create a cleaning schedule unless the landlord posts such a schedule.
- 2.5. When moving out, the cleaning of the residence must be performed in accordance with the checklist on My page. A cleaning inspection must be ordered via My page.
- 2.6. Unless the building's special regulations state otherwise, the washing machines may only be used from 8 a.m. to 11 p.m. Clothes left in the laundry room will be removed. Washing and drying clothes is done at one's own risk.

## **3. Storage space**

- 3.1 Any storage space must be kept tidy. It is prohibited to use lighters or other open flames in the storage rooms. It is prohibited to swap storage space with another tenant. Items placed in the wrong storeroom will be removed without notice. The tenant may be liable for expenses related to removing items.

Unmarked objects/belongings stored in shared storage rooms may be removed without further notice.

## **4. Waste management**

- 4.1. Waste must be placed in designated areas. Waste must never be stored in stairwells, entrance areas or common areas. Rules and guidelines for recycling and garbage containers must be followed.
- 4.2. The landlord has the right to remove and destroy smelly items without prior notice. This also applies to other objects that might represent a danger to the property.

## 5. Use of the residence and common areas

- 5.1. Shaking clothes, blankets or other textiles out of the window, balcony or veranda is not allowed.
- 5.2. Hanging pictures/posters and similar items is only allowed when using the existing picture rails. Posters may only be posted in designated areas. It is prohibited to do anything that leaves holes or marks without special permission from the landlord. This applies to the entire building.
- 5.3. Bringing your own washing machine, dishwasher or tumble dryer is not permitted, unless the residence is equipped for such appliances. Placing additional electric appliances in the communal kitchen is not allowed. Other electrical appliances, for instance a jacuzzi, are not permitted.
- 5.4. Removing or replacing inventory is not permitted, unless a written permission from the landlord is obtained. The tenant may be held economically responsible for any missing or destroyed inventory
- 5.5. In shared kitchens with shared kitchen equipment, worn out equipment will be upgraded 1 August, and supplemented if needed annually in January.

The tenants are responsible for using the equipment correctly. Equipment will not be replaced if the need for replacement was caused by vandalism or theft.

- 5.6. The tenants are obliged to respect each other's need for peace and quiet. Between 11 p.m. and 8 a.m. on weekdays (from 12/midnight on days before public holidays), there must be quiet in the residences and on the property in general. Behavior that is to the inconvenience of other tenants is not permitted at any time. The tenant is also responsible for ensuring that guests comply with these regulations. The landlord, or the representative that the landlord authorizes, may require visitors to leave the residence and property if necessary. In the event of violations that leads to the attendance of security companies, the tenant may be liable for the expenses.

Visitors may stay in the accommodation for up to 7 days. Because of fire regulations, the name of the visitors and the period of their stay must be reported to the landlord in advance. If you share a kitchen and bathroom with other tenants, you must obtain permission from them in advance. Visitors are not permitted if this is to any inconvenience to other tenants. The tenant must be present during the visit.

The landlord can, at any time, take measures to control that the persons occupying a housing unit are the actual contractors.

- 5.7. Valves must be kept open, and must not be plugged or covered. Insufficient ventilation may cause moisture, mould and damage to the building construction. The tenant is not allowed to adjust the ventilation system.

It is not allowed to dry clothes inside bedsits, apartments or common areas, due to the risk of moisture, mould and rot. Clothes can be dried by use of the tumble dryers in the laundry.

Electric heaters must not be covered and must be kept at least 30 cm from furniture or other flammable objects.

- 5.8. During the winter months, it is important that rooms with water pipes are kept heated. When the tenant leaves the residence for a longer period (Christmas, winter holidays, etc.), the tenant must ensure that the windows are closed and that the room is sufficiently heated.

- 5.9. All housing units in Studentinord are non-smoking. The tenant is responsible for ensuring that the smoking ban is complied with, also by the tenant's visitors. Storing or using illegal drugs leads to eviction.

The tenant may be held economically responsible for possible damages, cleaning or renovation caused by smoking.

- 5.10. It is not allowed to keep weapons or an armory.

## **6. Pets**

- 6.1. Pets are not allowed. The only exception is the 3-room apartments in Øvre Hammarlia, where residents may apply for a permit to keeping pets.

## **7. Electricity**

- 7.1. All apartments at Skavdalslia Trollmyra, Øvre Hammarlia, Demmabakken and Høglimyra have their own electricity meters. Tenants in these accommodation units are obliged to sign a power purchase agreement immediately after moving in. Other housing units have electricity included in the rent.

## **8. Parking and outdoor areas**

- 8.1. It is prohibited to connect the engine heater, electric car charger, electric bicycle or scooter charger or similar appliances to any power outlet in the student residence, unless there are designated power outlets in the residence and a permission has been obtained.
- 8.2. Bicycles, strollers, skis, and the like, as well as motor vehicles, may only be placed in the locations designated by the landlord for this use.
- 8.3. The residents are responsible for removing snow from their own entrances. Shovels and brooms must be put back after use.

## **9. The landlord's access to the housing unit, inspections and maintenance**

- 9.1. If a tenant reports damage, error or shortcoming, the tenant thereby gives the landlord permission to access the housing unit until the damage is repaired. The repair or similar must take place within reasonable time.
- 9.2. The landlord shall normally notify the tenant in advance about inspections and maintenance (apart from reported damages, errors or shortcomings, ref 9.1.). The notification will be sent per email, sms and/or manually.
- 9.3. Inspections that are exempt from the demand of notification in advance:

- a) Inspections when health and life risks are suspected.
- b) Inspections when serious housing contract or regulations breach is suspected.
- c) Inspections when acute housing conditions or shortcomings that require immediate repair are suspected.

## 10. Pests

10.1 If a tenant suspects that there are pests in the bedsit, apartment or common areas the tenant must notify the landlord as soon as possible. If the tenant sees pests or discovers bite marks, the landlord must be notified immediately per phone.

10.2 The tenant is obliged act according to the landlord's [Procedure for bed bugs management](#) if pests are suspected or discovered in the student home.

10.3 If pests are suspected the landlord can undertake inspections without further notice (ref. paragraph 9c).