

### Which costs are for the tenant and which for the landlord?

	T	L
<b>General:</b>		
All maintenance and repairs resulting from damage, destruction, improper handling and/or incorrect use are always for the account of the tenant/occupant.	X	
Repair, replacement and duplication of all keys.	X	
In general, maintenance resulting from wear and tear or age is for the account of the landlord.		X
Removal of goods left behind in empty homes.	X	
<b>Countertop:</b>		
Repair and replacement of kitchen unit and countertop due to wear/decay, provided the correct cleaning agents have been used.		X
Adjusting hinges and locks/closures of cabinet doors.	X	
<b>Drainage:</b>		
Repairs to roof drains and gutters.		X
Maintenance of drains of washbasins, shower, sink, etc., including chains and drain plugs, and unclogging.	X	
Repairs to drain siphons, floor drains, shower plugs, etc.		X
<b>Antenna:</b>		
A satellite or other antenna may only be installed after written permission from the landlord; this applies to TV antennas and 27-MC antennas.	X	
<b>Balconies and balustrades (also in stairwells):</b>		
Maintenance of balconies and balustrades.		X
<b>Wallpaper:</b>		
All interior painting, wallpapering and whitewashing, including mould formation.	X	
<b>Doorbell:</b>		
Repair and maintenance of the tenant's own doorbell.	X	
Replacement due to wear.		X
<b>Paving:</b>		
Maintenance and repair of paths, terraces and gardens belonging to the property.	X	
Maintenance, repair and raising of additional paving installed by the tenant.	X	
Raising paths, terraces and gardens.		X
Maintenance of paving in rear access paths/fire lanes.		X
Keeping rear access paths/fire lanes clean and free from obstacles.	X	
<b>Trees:</b>		
Pruning and removing trees.	X	
<b>Letterbox:</b>		
Maintenance of the letterbox flap in the rental property.	X	
<b>External stairs and external concrete:</b>		
Maintenance and repair of external stairs and external concrete.		X
<b>External lighting:</b>		
Maintenance and repair of external lighting on galleries and parking areas.		X
Replacing bulbs and starters.	X	
External or porch lighting installed by the tenant.	X	
<b>Central heating and combi boiler:</b>		
Major maintenance and repairs to central heating installations and combi boiler under normal use.		X
Operation, maintenance, refilling and bleeding of the central heating installation and combi boiler, including maintenance/replacement of filling hoses, couplings and keys, and damage due to incorrect operation or freezing. If the home has no private central heating, maintenance costs are for the landlord.	X	
<b>Toilet:</b>		
Maintenance and renewal of the toilet seat, lid and sleeve/connector to the sewer.	X	
Replacing the float in the water tank/cistern.	X	

Renewing the toilet bowl in case of damage.	X	
Replacing toilet bowl and cistern due to wear or decay, only in case of total wear.		X
<b>Roof and gutter:</b>		
Maintenance and replacement of roofing, roof penetrations, gutters and drains, roof hatch and roof tiles after normal wear or storm.		X
Cleaning and keeping gutters and drain openings clean.	X	
Repairs resulting from residents walking on roofs.	X	
<b>Doors:</b>		
Repair of exterior doors due to wood rot or normal wear.		X
Replacement after exterior doors have blown open/off due to storm, via building insurance.		X
Repair of interior doors, including maintenance and repair of hinges and locks.	X	
Only in case of clear wear or age will the landlord arrange replacement.		X
Replacement of glass in interior doors.	X	
Fixing and lubricating hinges and locks of doors.	X	
Painting interior doors and the inside of exterior doors.	X	
<b>Door opener:</b>		
Maintenance and repair of electrically operated door openers.		X
<b>Shower:</b>		
Maintenance and renewal of shower hose, shower rail, hand shower, holder and coupling piece.	X	
<b>Pigeon loft:</b>		
A pigeon loft may only be installed after written permission from the landlord.	X	
Maintenance and insurance of the pigeon loft.	X	
<b>Electricity:</b>		
Maintenance and repair of the electrical installation, including fuse box, wiring and earthing.		X
Repairs to electrical installations due to overloading or tenant-installed extensions.	X	
Adjustments after rejection by the utility company.		X
Maintenance and repairs to doorbells, switches and sockets.	X	
Maintenance or replacement of fuses, switches, sockets and lamps.	X	
<b>Boundary fencing:</b>		
If present at the start of the tenancy.		X
If installed by the tenant during the tenancy.	X	
<b>Foundation:</b>		
Maintenance and repairs to the foundation.		X
<b>Gas:</b>		
Repairs to gas pipes up to the meter.		X
Maintenance and repairs to additional internal gas pipes and gas taps installed by the resident.	X	
Replacement or repair of internal pipes and gas taps, insofar as they originally belong to the property.	X	
<b>Common areas:</b>		
Cleaning of porch, stairwell and shared corridors, insofar as the costs are not included in service charges.	X	X
Maintenance and repair of general lighting in corridors, porches, stairwells and entrance areas.		X
Replacing bulbs, starters, etc. in general lighting in corridors, porches, stairwells and entrance areas.	X	
Central mailboxes, doorbells and house telephone/intercom installations, unless included in service charges.		X
Sweeping chimneys of communal installations/block heating.		X
In private rental homes.	X	
<b>Glass:</b>		
Replacement of damaged or broken glazing.	X	
<b>Sink:</b>		
Cleaning and unclogging the drain and replacing the strainer in the sink.	X	
<b>Gutters:</b>		
Repairing and replacing gutters.		X
Cleaning gutters and drain openings.	X	
<b>Hedges:</b>		
See: Gardens.		
<b>Hinges and locks:</b>		
Maintaining and lubricating door handles, hinges, locks, window catches, etc.	X	

Replacement of hinges, locks and espagnolette bolts of exterior doors and windows due to age.		X
Maintenance of hinges and locks of interior doors.	X	
<b>Fences:</b>		
If not installed by the tenant.		X
<b>Rainwater drain:</b>		
Unclogging rainwater drains/downpipes.		X
<b>House telephone:</b>		
Maintenance of house telephone and associated installation, unless included in service charges.	X	X
<b>Cupboards:</b>		
Maintenance and repair of built-in cupboards, loose cupboards and cupboard walls, including hinges and locks.	X	
<b>Kitchen:</b>		
Repairs and replacement of kitchen unit and countertop due to wear/decay, if the correct cleaning agents have been used.		X
Adjusting hinges and closures of cabinet doors.	X	
Maintenance, repair and possible replacement of extra kitchen elements and parts installed by the tenant.	X	
Maintenance and repair of drain plug and chain, wall cabinets and pan racks.	X	
<b>Sealant joints:</b>		
Maintenance and repair of sealant joints.		X
<b>Exterior frames:</b>		
Painting the outside of exterior frames and repairing/replacing hinges and locks.		X
Replacing exterior frames affected by wood rot.		X
<b>Interior frames:</b>		
Painting the inside of exterior frames.	X	
Repairing and painting all interior frames, including maintenance and repair of hinges and locks.	X	
Only in case of clear wear or age will the landlord arrange replacement.		X
<b>Taps:</b>		
Maintenance and repair of taps and mixer taps, including replacing a tap washer.	X	
Replacing taps due to wear or age.		X
<b>Lavet:</b>		
Maintenance of the washing basin/lavet.	X	
<b>Leakage:</b>		
Repairing leaks in pipes.		X
<b>Pipes:</b>		
Repairing leaks in self-installed pipes.	X	
Repairing burst pipes caused by frost.	X	
<b>Handrails:</b>		
Maintenance and repair of stair handrails in common areas.		X
Minor daily maintenance and repair of stair handrails inside the home.	X	
<b>Lift and lift installation:</b>		
Maintenance and repair of the lift (service charges).	X	X
Inspections and resolving malfunctions (service charges).	X	X
<b>Bathtub:</b>		
Cleaning and minor repairs to a bathtub.	X	
<b>Air vent:</b>		
Maintenance and repairs to ventilation grilles/vents and extractor hoods, cleaning and replacing filters.	X	
<b>Mechanical ventilation:</b>		
Maintenance and repair of mechanical ventilation.		X
Cleaning and replacing filters in mechanical ventilation.	X	
<b>Masonry:</b>		
Maintenance and repair of exterior masonry.		X
<b>Pests:</b>		
Control of pests such as bedbugs, wasps, bees, ants, beetles, rats, mice, fleas and other vermin.	X	
Control of woodworm.		X
<b>Disinfection:</b>		

Disinfecting the entire building in connection with cockroach control, insofar as not caused by tenant pollution.		X
<b>Open fireplace:</b>		
Written permission from the landlord is required for installing an open fireplace, multi-fuel stove or front fireplace.	X	
<b>Roof tiles:</b>		
For roof tiles: see Roof and gutter.		
<b>Parquet and floor tiles:</b>		
Installing parquet, including loose removable parquet and floor tiles, is only permitted with landlord permission due to possible noise nuisance.	X	
<b>Ceilings and ceiling finishes:</b>		
Repair of ceiling construction and loose plasterwork, possibly with plasterboard.		X
Maintenance and repair of fixed ceiling finishes installed by the tenant, such as panelling or decorative plaster.	X	
Repairs to ceiling and plasterwork caused by damage, holes, plugs, shrinkage cracks, etc.	X	
Painting and/or whitewashing ceilings.	X	
<b>Shelf:</b>		
Maintenance of the shelf under the mirror.	X	
Replacement if damaged.	X	
<b>Skirting boards:</b>		
Maintenance, repair or replacement of skirting boards.	X	
<b>Windows:</b>		
Maintenance of windows inside.	X	
Repairing windows after being blown open/off by storm, insured via building insurance.		X
Maintenance of windows outside.		X
Repairing or replacing windows due to wood rot.		X
<b>Radiators:</b>		
Bleeding the radiators in the home.	X	
<b>Downpipe:</b>		
See: Rainwater drain.		
<b>Sewerage:</b>		
Repairing sewerage and subsidence outside the home.		X
Replacing sewerage after wear.		X
Unclogging sewerage, pits and drains outside the home.		X
Cleaning and unclogging sewer pipes and pits. Unclogging internal sewerage insofar as demonstrably caused by the tenant.	X	
<b>Windowpanes:</b>		
Replacement of broken panes inside and outside.	X	
If glass insurance has been taken out by the landlord.		X
<b>Sanitary facilities:</b>		
Replacement of washbasins, hand basins, cisterns and toilet bowls due to age or wear.		X
Maintenance and replacement of shelves, mirrors, toilet seat and other sanitary accessories.	X	
Maintenance and replacement of taps for sanitary appliances, water pipes and gas.	X	
In case of wear or age.		X
<b>Whitewashing:</b>		
Whitewashing ceilings and walls inside the home.	X	
<b>Switches:</b>		
Maintenance or replacement of switches and sockets.	X	
<b>Hinges:</b>		
Maintenance, lubrication and fixing of hinges of doors and windows.	X	
<b>Painting:</b>		
Painting inside the home and in the storage room.	X	
Painting on the outside.		X
<b>Cleaning:</b>		
Cleaning stairwell, hall and similar areas, unless included in service charges.	X	
<b>Chimneys:</b>		
Repairing chimneys and ventilation ducts.		X

Sweeping chimneys, generally once a year.	X	
<b>Sheds and storage rooms:</b>		
Repairing shed floors.		X
Maintaining the roof of a shed or storage room.		X
Maintaining the inside of a shed or storage room.	X	
Interior painting of a shed or storage room.	X	
<b>Keys:</b>		
Having new keys made after loss, misplacement or damage.	X	
<b>Locks:</b>		
Lubricating locks and hinges in the home and associated storage room or shed; cylinder locks to be treated with graphite.	X	
Maintenance and repair of locks providing access to common areas.		X
Same for the standard front door lock.		X
Maintenance, repair or replacement of additional front door locks.	X	
<b>Mirrors:</b>		
Replacement of mirrors after damage or deterioration.	X	
<b>Sockets:</b>		
See: Electricity or Switches.		
<b>Cistern:</b>		
Maintenance and repair of the toilet cistern, including replacement of parts such as float, float valve and the entire internal mechanism.	X	
In case of rust-through.		X
<b>Plasterwork:</b>		
Repairing plasterwork if it comes loose from its base.		X
Repairing plasterwork after damage caused by tenant work.	X	
<b>Siphon:</b>		
Cleaning and unclogging the siphon under washbasins and sink.	X	
Repairing a leak in a siphon.		X
<b>Tiles:</b>		
Repairing and replacing wall and floor tiles after damage.	X	
Repairing loose tiling.		X
<b>Telephone connection (fax, Internet, ISDN):</b>		
Always for the account of the tenant.	X	
<b>Terraces:</b>		
Maintenance and repair of terraces belonging to the property.	X	
<b>Draught strips:</b>		
Maintenance and repair of draught strips.	X	
<b>Toilet:</b>		
See: Toilet/closet.		
<b>Stairs:</b>		
Maintenance of stairs and minor repairs such as fixing a loose handrail to the wall.	X	
Repairs to interior stairs due to wear or decay.		X
<b>Gardens:</b>		
Raising gardens and terraces.		X
Installing and maintaining greenery and hedges, including after raising.	X	
Removing plants etc. to allow raising of gardens.	X	
<b>Boundary fencing:</b>		
Raising and repairing additional paving installed by the tenant.	X	
<b>Window sills:</b>		
Minor daily maintenance and repair of window sills.	X	
Replacement of window sills if necessary.		X
<b>Ventilation:</b>		
Repairing ventilation ducts.		X
Cleaning ventilation ducts.	X	
See also Air vents and Mechanical ventilation.		
<b>Lighting:</b>		
Maintenance and replacement of lighting in common areas.		X

See also Electricity and Exterior lighting.		
<b>Loft ladder:</b>		
Maintenance and repair of the loft ladder.		X
<b>Floors and floor finishes:</b>		
Maintenance and repair of the floor structure and screed, including rotten floor beams and boards and loose cement screeds and tiled floors.		X
Maintenance and repair of floor finishes installed by the tenant.	X	
Repairs resulting from damage/breakage of floor finishes.	X	
Permission from the landlord is required for laying floor tiles and parquet; special provisions must be made for floor tiles.	X	
<b>Float:</b>		
Replacing the float in the toilet cistern.	X	
<b>Waste chute:</b>		
Maintenance and repair of the waste chute.		X
Unclogging and disinfecting the chute.	X	
In apartment buildings.		X
<b>Walls and wall finishes:</b>		
Repairs to loose plaster, tiling and concrete enamel before delivery to a new tenant.		X
Maintenance and repairs of fixed wall finishes installed by the tenant, such as tiles, panelling and textile.	X	
Repairs to plaster, tiling and concrete enamel caused by damage, plug holes, wallpaper removal, shrinkage cracks, etc.	X	
Larger cracks must be repaired by the landlord.		X
Prior permission from the landlord is required for special wall finishes such as wood panelling or granol.	X	
<b>Hot water appliances:</b>		
If maintenance is included in the service charges.		X
Otherwise.	X	
<b>Washbasin:</b>		
Replacement of the washbasin after damage.	X	
<b>Water pipes:</b>		
Water pipes outside the home or up to the meter.		X
Repairs to hot and cold water pipes.		X
Preventing freezing.	X	
Repair after freezing.	X	
<b>WC:</b>		
See: Toilet/closet.		
<b>Soap dish:</b>		
Repairing the soap dish after damage.	X	
<b>Sun blinds:</b>		
External sun blinds may only be installed with prior permission from the landlord.	X	
<b>Swan neck:</b>		
Cleaning and unclogging the swan neck/siphon.	X	
Repairing and replacing the swan neck/siphon.		X