

Maintenance responsibility chart

This responsibility chart is an attachment to a lease agreement, and it describes the maintenance responsibilities between a landlord and a tenant. This chart presents which party is in charge of different rental apartment's maintenance actions according to the Finnish rental law. Tenant's responsibility is to take good care of the apartment and immediately inform the landlord of any damage or defects in the apartment, regardless of the cause of the damage. All severe damages needs to be informed to the maintenance by phone and other notices of defects can be informed via online form: colliersasunnot.com/vikailmoitus

The tenant is liable for any damage to the apartment caused by his/her wilful intent or negligence. The tenant is also liable for any damage or loss caused by his family members, guests, and pets, for example. However, the tenant is not liable for normal wear and tear caused using the apartment for the purpose for which it is rented.

Action	Landlord	Tenant	Detailed information
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Insurance and safety			
Insurance of personal property and surfaces of the apartment		●	Tenant must keep a home insurance valid for the entire duration of the tenancy.
Real estate insurance	●		
Acquisition and maintenance of smoke detectors	●		
Reporting malfunctions of smoke alarms		●	
Windows, doors and locks			
Maintenance of the original locks	●		
Additional keys		●	Acquisition only through the landlord and with a permission. When moving out, the additional keys need to be left to the landlord without a compensation.
Security door lock, peephole and/or security chain		●	Acquisition only through the landlord and with a permission. When moving out, these need to be left to the apartment without a compensation.
Lubricating hinges and locks		●	
Window and door seals	●		
Fixing windows	●		
Washing windows		●	
Window blinds	●	●	Acquisition and cost sharing will be agreed separately with the landlord. When moving out, window blinds need to be left to the apartment without a compensation.
Balcony			
Fixing the surfaces of a balcony	●		
Installation of balcony glasses	●		To be installed only with a premission of the property owner and cost sharing to be agreed separately.
Repairing balcony glasses	●		
Washing balcony glasses		●	
Cleaning and removing snow from a balcony		●	
Keeping balcony drains clean		●	

Wet rooms and water fixtures			
Repairing surfaces of wet rooms	●		
Checking the condition of wet room surfaces		●	
Repairing toilet seats, showers, and taps	●		
Opening drain blockages	●		Requires a professional to repair, cost responsibility depends on the cause of the blockage.
Cleaning a smell trap	●		
Cleaning a floor drain		●	
Checking the condition of water fixtures		●	
Maintenance of sauna benches	●		Tenant is responsible for sauna's cleaning in an apartment.
Maintenance of sauna heater	●		
Replacing sauna heater's stones	●		
Cleaning sauna		●	
Appliances and equipment			
Purchasing and changing lamps		●	
Repairing fixed installed lamps and lamp domes	●		
Purchasing and repairing other light fixtures		●	
Replacing fuses		●	
Repairing sockets	●		
Acquisition of ventilation valves	●		
Cleaning of ventilation valves		●	Ventilation valves must not be closed.
Airing, adjusting and maintaining radiators	●		
Cleaning and monitoring radiators' condition		●	
Acquisition and repair of a refrigerator	●		
Cleaning a refrigerator		●	Tenant must clean also the meltwater pipe and dust from the back.
Acquisition and repair of stove and cooker hood/fan	●		
Cleaning of a stove and a cooker hood/fan		●	Tenant's responsibility is to regularly clean the cooker hood filter and also to clean behind the stove.
Dishwasher	●	●	Acquisition and cost sharing agreed separately with the landlord. Dishwasher can be installed only by a professional.
Other appliances		●	Tenant is responsible for the appliances he/she purchases and any damage they cause to the apartment.
Other			
Painting walls and ceilings	●	●	Tenant can only paint walls with the landlord's permission.
Maintenance of fixed furniture and cupboards in the apartment	●		
Cleaning of the apartment		●	
Cleaning and emptying the storage booth		●	Tenant is responsible for the tidiness of the storage booth.
Cleaning the apartment yard, clearing the snow and cutting the grass and bushes		●	Tenant is responsible for clearing snow and mowing the lawn of the apartment yard.
Trees in the apartment yard	●		
Fences	●	●	Landlord is responsible for the fences marked on the site plan. The landlord's permission must always be obtained for the construction of fences in apartment yards. The resident is responsible for dismantling and restoring the fences in the courtyard when moving out.
Cleaning of common areas and courtyards	●	●	Tenant is responsible for cleaning up their trash.