

Housing regulations for student accommodation - the Student Welfare Organization of Southeast Norway (SSN)

§1. Introduction

These regulations concerns student housing owned and run by SSN and regulate conditions not covered by the Tenancy Agreement. These regulations supplement the Tenancy Agreement.

§2. Fire safety

1. The tenant is obligated to be acquainted with the fire instructions and escape/evacuation routes. Tenants must be careful and pay attention when dealing with fire, sources of heat, hotplates, etc. to avoid risk of fire or falsely triggering the fire alarm.
2. Escape routes (stairways and corridors) must always be free of hindrances in case of fire. It is prohibited to block fire doors (doors marked with exit signs or emergency exit signs) or allow these to remain in an open position. The caretaker will remove objects that constitute a hindrance or block fire exits without further notice. Flammable objects like shoes, shoe racks, doormats etc. must not block the exit routes and will be removed without further notice to the tenant.
3. The owner is responsible for changing batteries in the smoke alarms and otherwise ensure that the alarm is in proper working order. The tenant must immediately give notice to SSN if it is suspected that the smoke alarm is not working properly.
4. The tenant shall not store objects that could represent a risk for others, either in the accommodation, in the common areas, in the outside areas or in the storage rooms. SSN may remove any such objects considered hazardous without notice.
5. If the tenant's conduct results in needless call-out of the fire services, including the result of food preparation, the tenant is liable to pay damages to cover the owners expense cf. the Norwegian Residential Tenancy Act §5-8. Dismantling of fire alarms or sabotage to technical equipment is strictly prohibited and will be seen as a breach of the tenancy agreement. The tenant will be held liable for the cost of repairing faults in installations resulting from such dismantling.

§3. Smoking

1. All rooms (single, apartments and common rooms) are non-smoking areas. The tenant is obligated to follow this non-smoking rule. The tenant is also responsible for ensuring that visitors uphold this rule. The non-smoking rule applies for all areas. No smoking outside the student housing where the smell can be drawn in through windows and doors. Smoking by windowsills or on the balconies is not permitted. Using e-cigarettes is not permitted indoors.
2. A violation to this rule will be seen as a breach of contract cf. the tenancy agreement §15. The person smoking may be held liable for any damages, redecoration or cleaning following the violation.
3. Keeping or using illegal drugs on the property or inside the student housing leads to eviction.

§4. Cleaning

1. Each tenant is responsible for keeping the rented accommodation clean and tidy.

2. Tenants with access to shared kitchens or other common areas must clean these areas at least once a week. Garbage must be removed daily. Each tenant must ensure that the refrigerator as well as shared cupboards are kept clean and tidy.

3. Shower, toilets, main entrances and shared kitchens must be cleaned at least once a week.

4. In accommodation with several users of common areas such as kitchen, showers/toilets etc., a cleaning list will be posted in the kitchen. Each tenant must comply with the list for cleaning and tidying the common areas.

5. The SSN caretaker service will carry out inspections of shared kitchens and other common areas at regular intervals. If regulations concerning cleaning and order are substantially neglected, SSN will issue a warning. If the situation is not rectified after given warnings the owner will clean the premises at the tenants' expense, according to current rates cf. the tenancy agreement. A number of warnings will have consequences for the tenancy.

6. Tenants shall notify the owner if cleaning according to regulations is not done regularly.

7. All tenants are responsible for keeping common rooms clean and tidy at all times. This rule also applies to common rooms cleaned by SSN. Common rooms may be closed temporarily or permanently by SSN if they are not kept clean and tidy at all times.

§5. Storage rooms

1. Storage rooms must be kept tidy.

2. SSN can organize a voluntary work/tidying of storerooms when this is required. Storerooms in apartments are not a part of this regulation.

§6. Waste management

1. All waste must be properly wrapped before disposed in the recycling stations or other shown containers. Regulations concerning use of garbage containers, recycling waste in recycling stations etc. must be followed.

2. Without further notice to the tenant, the owner may destroy foul smelling articles, and articles that might pose a hazard to the property or persons, at the tenant's expense.

§7. Use of the residential area and the common areas

1. Tenants are obliged to respect other tenants' right to work and sleep undisturbed. All tenants must keep peace and order after 11.00 pm Sunday until Thursday, and after 12.00 midnight Friday and Saturday up until 08.00 am in the morning. This applies for the accommodation and the property as a whole. Tenants are also responsible for the conduct of their visitors. SSN or a SSN representative may demand that visitors shall leave the premises. This especially applies to persons who are under the influence of intoxicating substances or otherwise misbehaves. In cases of noise and disturbances of public order in the student accommodation, assistance from a security company may be ordered. The student(s) responsible for the disturbance will be charged the costs. If the tenant performs vandalism or inflict damage onto the property, the house owner has the right to cancel the rental agreement with immediate effect.

2. Tenants may have overnight visitors for up to 10 nights. The tenant must be present during the visit.

3. The owner may at any time inspect the accommodation to make sure the residents are the legal tenants according to the tenancy agreement.
4. It is not permitted to shake or beat bedclothes, carpets or other fabric from windows, balconies or verandas. It is not permitted to barbeque on balconies/verandas, only in assigned spaces.
5. Drying and airing of clothing is not allowed in common areas or escape routes, or in such a manner, that it may cause inconvenience for other tenants.
6. It is not allowed to drill holes in the wall. All pictures etc. must hang on hooks attached to the picture rail, or by other methods that do not leave marks on the wall. This applies for common rooms, stairways, etc. as well as the room/apartment. Notice, messages, etc. may only be posted on notice boards.
7. It is not allowed to install washing machines, dishwashers or similar unless the accommodation is adapted for this use.
8. It is not permitted to remove/exchange fittings unless SSN has given special permission to do so.
9. All electrical equipment attached by the tenant is the tenant's responsibility. The tenant is responsible for any problem and/or damage caused by the use of the tenant's electrical equipment.
10. SSN may give approval to install private antennas.
11. Ventilation: Ventilation openings shall be kept open and must not be blocked by clothing or similar objects. This can cause damp, mildew and damage to the building. The tenant is not allowed to adjust the ventilation system.
12. Windows in common areas must be locked at all times when the area is not in use.
13. Entrance doors must be locked at all times. Tenants must never grant unfamiliar persons access to the common areas.
14. All tenants are obligated to keep the outdoor areas tidy at all times.
15. Notices, posters, messages etc. must be put up on the notice boards only.
16. Skis, sleds, bicycles, prams etc. must be placed in the assigned space, and not inside the residential common area.

§8. Removal of private property and rubbish

1. SSN may order tenants to remove any private property (wrecked cars, rubbish etc.) that the tenant has left on the owner's property. If the tenant fails to comply with this instruction, the property will be removed at the tenant's expense.

§9 Owner's liability for the tenants' belongings

1. The tenant is responsible for having an insurance policy against thefts and damage to their personal belongings.

2. SSN is not in any way liable for the tenants' belongings when kept in their student accommodation, unless the loss or damage to such belonging is caused by the owner's negligence or the negligence of someone acting on the owner's behalf.

§10. Network

1. Each network user is responsible for the activities on the network. Abuse will be penalized with a warning or exclusion from the network, depending on the nature of the abuse. All users must comply with Norwegian law.
2. The USN data connection in the accommodation is meant to be a study-supplement. Misuse of this data connection may lead to a discontinuation of these rights.

§11. Parking

1. Cars, motorcycles and mopeds must be parked in assigned space.
2. Parking areas must not be used for parking vehicles that are under construction, vehicles where the number plates are removed, or are not in daily use or needs parking more than 24 hours.
3. It is not permitted to connect engine heaters etc. to any power outlet in the student housing unless there is specific outlet for this use and permission has been given.

§12 The owner's access to the premises, inspection and maintenance

1. If the tenant reports maintenance or repair required by the owner the tenant also grants the owner, or a party authorised by the owner, access to the premises until the repair has been done. The work must be carried out within a reasonable period of time.
2. Inspections and maintenance work shall normally be announced in advance. The announcement will be given via e-mail, sms or in person.
3. Inspections that do not have to be announced in advance are; a. Inspections prompted by a suspicion that people's lives and health may be at risk. b. Inspections prompted by a suspicion of serious breach of the tenancy agreement or housing regulations. c. Inspections prompted by a suspicion of material damage or deficiency that requires rectification.

§13. Appointed SSN representatives

1. The welfare assistants may be called upon to enforce these regulations.

§14. Compensation

1. Tenants can be held financially responsible for damages connected to violations of the tenancy agreement or the housing regulations.

Coming into force

These regulations take effect from 1 March 2016 (*last updated 6 May 2022*).