



General tenancy regulations

1. Assignment of housing etc.

Handover

Unless otherwise agreed, handover of the housing shall be effectuated not later than 14 days after the agreed start of the tenancy. Handover will not take place until the terms in the tenancy contract § 2 have been met.

Handover can take place from the day the contract starts after 12:00 during the Customer Service Centre's opening hours or by further agreement. You will find the opening hours on SiO's website.

In advance of the start of the contract or the agreed handover date, the landlord will inform the tenant about the handover location of the key card and/or key to the housing, as well as the mailbox key. See more information at <https://bolig.sio.no/en/information/moving-in>. If the tenant does not receive information from the landlord, the tenant is responsible for contacting the landlord to agree on handing over the housing unit.

The tenant is obliged to pay rent from the start of the contract, even if handover takes place later.

The minimum tenancy for single housing is 2 months and for couple/family housing it is 3 months. The agreement expires on the 15th or last day of a month.

Who can live in the housing?

Only one person can reside in housing for singles. Housing for couples is for cohabitants/ spouses without children. If you have children, you must select family housing.

The name of cohabitants and / or children must be registered in SiO's systems.

Apply for a new tenancy contract

Tenants with contracts expiring on July 31st have until May 1st of the current year to apply for allocation of a new contract starting on August 1st of the same year.

Tenants with contracts expiring on December 31st have until October 1st of the current year to apply for allocation of a new contract starting on January 1st of the following year.

Information on the application process for the first and second paragraphs will be sent out in advance of these dates.

If the lease contract expires on dates other than those mentioned above, the deadline to apply for allocation of a new contract for a similar housing is equal to the notice period in the lease contract. The notice period for each housing type is available on My Page. In cases as mentioned in this paragraph, the standard application form shall be used.

Failure to meet the deadline will result in the tenant not having priority according to the allocation regulations.

Internal moving

Tenants can apply for internal moving to another housing on My page/housing. Accommodation will potentially be granted two months ahead. Internal moving is not granted during the notice period.

Rent is payable for both housing units for a minimum of 4 days for housing units with a 2-month termination period, and 6 days for housing units with 3 months' termination period. Upon acceptance of an offer for internal moving, the existing tenancy contract will cease at 12 noon on the last transfer day. The storage unit must also be exchanged when moving internally.

Transfer of housing

Transfer of housing to co-habitants, spouses and sub-lessees is only permitted with approved application. These must apply for housing on ordinary terms. Total time of rental as a 'cohabitant' or sub-lessee is counted when calculating maximum time of rental. If the co-habitant is offered a new contract and the housing is to be transferred, a cost of NOK 600 will incur to the current tenant. If the sub-lessee is offered a new contract and the housing is to be transferred, a cost of NOK 600 will incur to the sub-lessee.

Inspection of housing

The landlord has a duty to control who lives in the residences. Upon such tenant control, the tenant is obliged to present a valid ID to the inspector. The tenant is hereby notified that an inspection will be carried out up to twice every six months. In the event of suspicion of subletting or admission to the household that has not been approved by the landlord, controls may be carried out more frequently.

2. What the rent covers

Energy, internet, staircase cleaning and regular security services are included in the rent.

The tenant may be asked to perform a fire/safety training through the internet. The tenant must then undertake this exercise in order to gain access to the internet.

Reminder fee

The fee is imposed in accordance with the debt collection regulations when a debt collection notice is sent for an unpaid invoice.

3. General requirements for notification to the landlord, written communication

All notifications to the landlord concerning the tenancy shall be sent through My page or sio.no/Housing/Contact form.

4. Notification of defects and deficiencies

Any defects and deficiencies in the accommodation and/or shared areas must be notified via My page.

Any complaint concerning defects or deficiencies by the tenant will be considered as the tenant's consent to the landlord surveying/remedying those defects or deficiencies as soon as possible, on weekdays between 8:00am and 5:00pm in the residence and between 7:00am and 5:00pm in shared areas. During any survey/remediation, the landlord shall seek to accommodate the needs of the tenant.

5. Notice of termination of the contract

During the tenancy period, the tenancy may be terminated by the parties with 2 - two or 3 - three months' notice depending on the type of housing, counted from the 15th or last day of the month. The notice period for each individual residence or housing type is stated in the Tenancy Contract, Section 3.

Termination shall be submitted on the designated notice form via My page. The tenant agrees to vacate the property no later than 12 noon on the day the tenancy ceases.

6. Vacating the housing

The housing must be vacated and the moving out must be registered on My page no later than at 12 noon on the day the contract expires. If the moving-out form on My page is not available, the keys must be delivered to the Customer Service Centre by 12 noon on the day the contract ends. If the housing has not been cleared and cleaned at the time it is vacated (see House Rules), the tenant is liable for the landlord's costs of attending to this and will be billed according to the time spent. Cleaning when moving out also applies to common areas. When tenants move out, the landlord will check the vacated residence. In this connection, the landlord will go through the areas shared by several tenants to gain access to the residence. The tenant's forwarding address and account number must be registered on My page.

7. Liability for damages etc.

General provisions

In the event of breach of the Tenancy Contract, including the House Rules, the tenant will be liable for damages in accordance with the Norwegian Tenancy Act and the Tenancy Contract. Claims for damages are calculated based on the costs and losses, as well as the additional work this imposes on the landlord. By overdue return of the housing, additional costs that have incurred including legal costs in connection with eviction, costs of obtaining new housing to the next tenant that should have moved in, lost rental income, cost for contracted cleaners who do not get access to check the residence, etc., reimbursement will also be demanded.

Unhindered escape routes

If the landlord needs to remove the tenant's belongings that obstruct free evacuation, the tenant may be held liable to cover the landlord's costs.

Fire-service call-out

If performance on the part of the tenant results in call-out of the fire services or any other kind of call-out, the tenant will be liable for damages to cover the cost of the landlord's expense of the call-out.

Caretaker

If the caretaker assists with services other than that which is contracted, the cost of this may be billed tenant.

Keys and keycards

The tenant is obliged to take good care of keys/keycards and is required to report loss of keys/ keycards immediately.

- a. A cost of NOK 1000 applies for lock replacement for the tenant of a single room or studio flat for one person (one key) and NOK 1200 for the tenant of a couples/family flat (two keys). If an original metal key is recovered and handed in, half of the amount will be refunded.
- b. Replacement of a mailbox key is subject to a cost of NOK 150. If a cylinder replacement is necessary, the tenant must cover the cost.
- c. Replacement of keycards are subject to a cost of NOK 100.
- d. The cost of being locked into your residence will be billed with NOK 1200 in the Customer Service Centre's opening hours. Otherwise, the cost is NOK 1400.