

# House Rules

The house rules facilitate a safe and pleasant living environment for everyone. The rules clarify the expectations of the tenant and the considerations the tenant must show towards other residents. The landlord may make reasonable changes to the house rules during the lease period. Such changes shall be notified to the tenant in writing within a reasonable time.

Definitions:

“Exclusive Area”: The housing unit as specified in section 1 of the Tenancy Agreement.

“Common Leased Area”: Areas shared with other tenants, such as a common kitchen, common bathroom, and possibly a common hallway, shared only with the tenants with whom the kitchen is also shared. Tenants who have both their own kitchen and their own bathroom do not have Common Leased Areas.

“The Housing Unit”: Exclusive Area and, if applicable, Common Leased Area.

If the Tenant does not share areas with other Tenants, “The Housing Unit” and “Exclusive Area” are the same.

## 1. General Safety

The landlord has an agreement with an external security company that ensures peace and order in the student housing. The security company may respond based on reports that the house rules are not being followed, and may, if necessary, inspect Common Leased Areas.

The main door to the building and all internal doors must always be kept locked. Tenants must never let unknown persons into the building. If SiO has performed work inside a Housing Unit, SiO will lock the door when the work is completed.

## 2. Fire Safety

The tenant is obliged to familiarize themselves with the section 'Fire Safety' at <https://bolig.sio.no/informasjon/brannsikkerhet>. The tenant shall exercise caution in their use of fire, open flames, heat sources, hot plates, etc., to prevent the risk of fire or fire alarm activation.

Escape routes (such as stairs and corridors) must always be kept free of obstructions in case of fire. It is prohibited to block emergency exits (doors marked with emergency exit signs) and escape routes, or to leave them open. The landlord may remove objects that obstruct escape routes without notice.

The tenant must not store anything that could pose a risk to others, neither inside the building nor outdoors. The landlord will remove such items without prior notice.

If the tenant's conduct leads to an unnecessary fire department call-out, for example in connection with cooking, the tenant is liable for the landlord's expenses in this regard, cf. Section 5-8 of the Tenancy Act. The tenant will be invoiced according to the invoice from the fire department, and any other accrued costs.

The tenant must immediately report to the landlord any suspicion of a defect in the smoke detector.

Dismantling or covering the fire alarm is strictly prohibited.

Grilling on balconies, terraces, or roof terraces is not permitted.

### **3. Quiet Hours**

During quiet hours, there must be silence in the housing units and on the property. On weekdays, quiet hours are from 23:00 (11 pm) to 07:00 (7 am). On days before public holidays, quiet hours are from 24:00 (12 am). Sundays are considered public holidays.

In addition, the Act relating to Public Holidays and the Peace on Public Holidays applies.

The landlord or the landlord's representative may, when deemed necessary, demand that visitors leave the Housing Unit and the property. Deployment of the security company may be invoiced to the tenant.

### **4. Smoking Ban**

Smoking is not permitted in any of SiO's buildings, neither indoors nor on balconies and roof terraces. The smoking ban applies to tobacco, e-cigarettes (vaping), hookahs, and other forms of smoking. When smoking outdoors, the tenant is obliged to be considerate and ensure that smoke and smell do not enter the building or bother others. The tenant must remove cigarette butts and other waste.

### **5. Waste Management**

All waste must be source-sorted and disposed of according to the rules in force at any given time. It is the tenant's own responsibility to stay updated on the municipal rules for source-sorting. A link to the collected overview of waste management rules can be found on SiO's website here:

<https://bolig.sio.no/informasjon/avfall>

It is particularly important that batteries and other hazardous waste are source-sorted according to the rules in force at any given time and are not thrown away with other waste.

The garbage room must be kept tidy. Nothing should be left outside the bins or on the floor of the garbage room. If the bins are full, one must proceed to the next bin where there is space.

It is not permitted to feed birds or animals from balconies or near buildings, as this can attract pests.

## **6. Storage of Belongings**

The tenant shall not store or leave belongings in common indoor or outdoor areas.

## **7. Ventilation**

Ventilation vents in the housing units and buildings must be kept open and must not be sealed. Vents that are closed or sealed can lead to moisture, mold, and structural damage. The tenant shall not make adjustments to the ventilation system.

## **8. Cleaning**

The tenant is responsible for keeping the Housing Unit, furniture, and white goods clean and tidy, and emptying the garbage when necessary. The freezer must be defrosted and cleaned when necessary. If there is a dishwasher in the Housing Unit, the filter must be kept clean.

In the Common Leased Area, tenants have a shared responsibility for cleaning, tidying, and garbage disposal. After use, the tenant must clean and tidy up after themselves.

SiO will set up a cleaning schedule where at least three tenants share Common Leased Areas, so that tenants take turns being responsible for the week. The weekly responsible person has an extra responsibility to keep the Common Leased Areas clean and tidy. If the housing unit that has weekly responsibility is uninhabited, the other tenants are jointly responsible for that week. The tenant is responsible for keeping the Common Leased Areas clean and tidy, even if the tenant is not the weekly responsible person.

In Common Leased Areas where cupboards, drawers, or similar are marked with housing unit numbers, the tenant must use what is marked with their housing unit number.

## **9. Storage Rooms**

Tenants who have an external storage room must only use the storage room that is marked with the Housing Unit's number. Internal swapping of storage rooms between tenants is not permitted. Storage rooms must be kept tidy.

Items placed in the wrong storage room will be removed without notice. Costs for emptying will be re-invoiced.

## **10. White Goods, Furniture, and Wall Mountings**

No white goods shall be installed in the Housing Unit unless provisions have been made for this, nor shall extra white goods be placed in the Housing Unit. Countertop dishwashers and washing machines connected to a tap or shower hose are also not permitted.

It is not permitted to remove furniture belonging to SiO.

Drilling into walls in the Housing Units or the building in general is not permitted. When hanging pictures or similar, hooks on picture rails or other methods that do not leave marks on the wall must be used.

## **11. Parking, Bicycles, and Strollers**

Bicycles and strollers must only be placed in the locations designated by the landlord for this purpose.

The landlord regularly conducts bicycles clean-ups. The Landlord will then tag the bicycles. The tag must be removed by the tenant to prevent the bicycle from being disposed of. Information about this is provided via email. Bicycles that still have the tag on them will be cleared away and stored for one month. The resident must pay for the costs associated with this when the bicycle is picked up. After one month, the bicycle will be considered for reuse, or possibly disposal. The tenant is responsible for the bicycle even during long periods of absence and must ensure that any tag is removed themselves.

Cars, motorcycles, and mopeds must be placed in designated areas. Parking is enforced according to private law regulations.

It is not permitted to connect an engine heater or similar to power outlets in the student house, unless there is an outlet designated for this and permission has been obtained. Charging of electric/hybrid cars must take place in designated areas.

## **12. Other**

During inspection of the Housing Unit, the landlord has the right to verify that the residents in the Housing Unit are the actual tenants.

Overnight guests and visitors: It is permitted to have overnight guests in the Housing Unit for up to 14 days. Repeated visits are not permitted if this causes annoyance to other tenants.

Renting out through Airbnb, Couchsurfing, and similar services is not permitted. Advertising such rental of SiO's housing is also not permitted.

Behaviour that causes annoyance to other tenants is, regardless of the time, not permitted.