



House rules

In student housing where many people live close to each other, it is important to consider other people's needs for peace and order. Please follow the house rules that are part of the lease.

Section 1. Fire, safety

1. The tenant is obliged to familiarise themselves with the article 'Fire safety' at <https://bolig.sio.no/en/information/fire-safety>. The tenant shall exercise due caution in their use of naked flame, heat sources, hotplates etc. to prevent the risk of fire or call-out of the fire services.
2. Escape routes (i.e., staircases and corridors) must be kept free of obstacles at all times in case of fire. It is prohibited to block fire doors (doors marked as exits or emergency exits) or to leave these propped open. The security officer will remove any objects blocking escape routes without notice.
3. The tenant is personally responsible for replacing batteries in smoke alarms and for otherwise ensuring that smoke alarms are in proper working order. The tenant must notify the landlord immediately on suspicion of any defective smoke alarm.
4. The tenant is not permitted to store any items that may pose a risk to other persons whether in the tenant's own housing unit, common areas, outdoor areas or storage space. The landlord will remove any such items without notice.
5. If the tenant's conduct results in needless call-out of the fire services, including as a result of food preparation, the tenant is liable to pay damages to cover the landlord's expense incurred by needless call-out; see Section 5-8 of the Norwegian Tenancy Act. The tenant is billed according to the invoice from the fire department.
6. Dismantling or cover-up of fire alarms is strictly prohibited and will be construed as a breach of the tenancy agreement. The tenant is also required to pay the labour cost of repairing faults in installations resulting from such dismantling.

Section 2. Cleaning

1. Each tenant is responsible for the cleanliness and orderliness of their own housing unit.
2. Where there are more than two users of common rooms such as kitchen, shower/toilet, etc., a cleaning roster is set up by SiO. Each tenant must follow this list for cleaning, but the tenant has a responsibility even when it is not the tenant's

cleaning week. If the housing unit responsible for cleaning is not inhabited, everyone has responsibility this week.

3. The common kitchen and any other common room must be kept clean and tidy. The tenant must clean the kitchen and appliances after use. Empty the waste bins when necessary. The freezer shall be defrosted and cleaned when necessary. When the tenant has their cleaning week according to the cleaning roster, the tenant has a special responsibility for the cleaning and must clean floor, stove, fan, common cupboards, fridge and surfaces.
4. Shared bathrooms and toilets must be kept clean and tidy. When the tenant has their cleaning week according to the cleaning roster, the tenant has a special responsibility for the cleaning and must wash the floor, toilet, washbasin, mirror, shower and walls in the shower.
5. If the tenant shares a kitchen or bathroom with one other person only, SiO does not set up cleaning rosters and the tenants have joint responsibility for the cleaning.
6. Replacement of light bulbs and clearing of drains in your own housing unit, or in areas shared with others, are the tenant's responsibility.

Section 3. Storage space

Residences that have an external storage unit must use the storage unit marked with the residence number only. Internal exchange of storage units between tenants is not allowed. Storage units must be kept tidy at all times.

Items placed in the incorrect storage unit will be removed without notice. The owner might be charged for the costs in connection with emptying the storage.

Section 4. Refuse handling

1. All refuse must be properly bagged before being placed at the designated sites. In addition, regulations regarding the use of refuse containers/recycling and the like must be adhered to.
2. Without advance notice to the tenant, the landlord has the right, at the tenant's expense, to destroy foul-smelling articles, and articles that might pose a hazard to the persons or the property.

Section 5. Use of the housing unit and common areas

1. It is not permitted to shake garments, carpets or other textiles or throw objects from a window, or a balcony/veranda. It is not permitted to barbecue food on balconies/verandas/roof terraces. It is not permitted to feed birds or other animals from balconies or adjacent to the building.

2. It is not permitted to drill holes in the walls. When hanging pictures etc., hooks must be used for hanging pictures on the picture rail, or other options that do not leave marks on the wall. This also applies to common rooms, staircases and the like.
3. It is not permitted to bring a washing machine / dishwasher or similar appliances where the housing unit is not adapted for this. Countertop dishwashers and washing machines that need to be connected to the tap or shower hose are not permitted. It is not permitted to insert additional white goods in common kitchens.
4. It is not permitted to remove inventory belonging to SiO.
5. The landlord has an agreement with an external security company that follows up on peace and order in the student houses. The security company can make an attendance on the basis of reports that the house rules are not being complied with and can, if necessary, check shared areas. Tenants are obliged to respect each other's need for peace and quiet at night and for study. After 11:00 pm on weekdays and after midnight on days preceding public holidays and until 07:00 am, peace and quiet must be observed in the housing unit and on the premises generally. The landlord or his representative may, where deemed necessary, demand that visitors leave the housing unit and the premises. Emergency call-outs by Securitas may be charged the responsible tenant.
6. You can have overnight guests in your residence for up to 14 days. You cannot have repeated visits if these are a nuisance to other tenants. The tenant is responsible for the conduct of his visitors. Renting out through Airbnb, Couchsurfing and similar services is not allowed. Nor is it permitted to advertise such rental of SiO's housing.
7. Ventilation: Air vents must be kept open and not be clogged using clothing or other fabrics. This may result in moisture, mould and structural damage to the building. Tenants are likewise not permitted to adjust the ventilation system.
8. Private satellite dishes/aerials are not permitted.
9. Windows in common areas must not be left open at night.
10. Entrance doors must be kept locked at all times. Tenants must under no circumstances grant unknown persons access to common areas. It is important to take care when entering by main doors, so that unauthorized persons do not gain access to the premises. Unknown persons must in every instance be referred to the doorway intercom or to use their key / access card.

Tenants are advised to lock the door to their residence whenever leaving. If SiO has carried out works inside a residence, we will always lock the door when we leave.

11. All SiO housing units are non-smoking. The tenant is responsible for ensuring compliance with the smoking ban. The tenant is also responsible for ensuring that this ban is observed by visitors. The smoking ban applies to all rooms. It is also not permitted to smoke from windowsills, on balconies or roof terraces.
12. In a common kitchen where the kitchen cabinets are marked with residence numbers, the tenants must use the cabinet belonging to their residence.
13. Items shall not be stored or left in common outdoor areas.
14. Items placed in common corridors can be removed without notice. Upon removal, the responsible tenant may be charged for the cost of removal, storage and delivery.
15. SiO can, for reasons of infection control in a pandemic situation, restrict access to common kitchens for residents in quarantine and isolation.
16. Behaviour that is a nuisance to other tenants is not permitted at any time.

Section 6. Parking

1. Bicycles and prams may be placed in the spaces designated by the landlord for this purpose only. The landlord regularly conducts clear up of bikes.

This is done by the landlord placing a tag on the bikes. The tag must be removed by the tenant to avoid the bike from being discarded. This is also notified by e-mail. The bikes that still have a tag on them will be removed and stored for a month. The tenant has to pay for the cost related to this upon collection. After one month, the bike will be considered for reuse, or potentially disposed of. The tenant is responsible for the bike even in the case of long absences, such as exchange periods, and must ensure that any tag is removed from the bike in the event of such absence.

2. Cars, motorbikes and mopeds must be parked in designated areas. The parking regulations are enforced according to rules governed by private law.
3. It is not permitted to connect an engine heater etc. to any power outlet in the student house unless a power outlet exists for that purpose and permission has been obtained. Charging of electric cars must take place in designated areas.

Section 7. Other matters

During inspection of the housing unit, the landlord has the right to verify that the occupants of the housing unit are the actual tenants.

The house rules can be changed by the landlord.