

Which costs are for the tenant and which for the landlord?

Major maintenance is the responsibility of the landlord. Examples are exterior painting and a new central heating boiler. As a tenant, you are responsible for daily maintenance. Think of a new toilet seat or a leather in the faucet. Does the landlord not solve the problems? Then ask the Rent Commission to lower your rent.

Maintenance of rental property		
Maintenance	on behalf of tenant	on behalf of landlord
Paintwork	<ul style="list-style-type: none"> • Painting interior walls and ceilings • Painting indoor woodwork • Wallpapering of interior walls 	Outdoor painting
Preparation work for painting	<ul style="list-style-type: none"> • Plastering • Filling holes, cracks • Closing small cracks 	
Small Jobs	Fixing of: <ul style="list-style-type: none"> • stair railings • Doorknobs • Thresholds • electric switches • outlet boxes • doorbells • floor grilles • ceiling grilles • keys to locks (inside and outside) 	
Components and constituents home	Renewal of: <ul style="list-style-type: none"> • leathers for the faucet • parts of faucet • doorknobs • locks • hardware • floor grates • ceiling grates • keys of locks (inside and outside) 	
Hinges, locks, taps etc.	Oiling, lubricating or descaling movable parts	Major repairs, renewals

Maintenance of rental property		
Maintenance	on behalf of tenant	on behalf of landlord
Freezing of taps	Preventing freezing of faucets	
Lights	New bulbs (bulbs, spotlights, fluorescent tubes, etc.) in lighting in/on: <ul style="list-style-type: none"> • area for residents together, such as hallway, stairwell • outside of the house 	Replacement of lamp fittings (lighting assemblies) in common areas and on the outside of living areas
Windows and built in mirrors	Renew damaged and broken windows and mirrors	
Technical installations within the home	<ul style="list-style-type: none"> • Venting and refilling the heating system • Restarting the heating system after a breakdown • Replacing filters • Cleaning grilles 	Repairs, inspection, renewal
Draught barrier	Fixing and maintaining material against drafts	
Components outside of the home	Fixing and maintaining equipment against drafts	Renewal in case of wear and tear
Gardens, grounds, driveways and fencing	Gardnering When someone moves into the home for the first time Maintenance of: <ul style="list-style-type: none"> • garden, • grounds • Driveways • schutting, heg of muur 	When someone moves into the home for the first time Maken van opritten <ul style="list-style-type: none"> • Access pathways • Simple separation from neighbors. Major repairs and renewals
Chimneys, drainage and ventilation ducts	Cleaning, sweeping and unblocking if tenant can reach it	Major repairs and renewals
Riool	Cleaning and unblocking the interior drainage system. Up to the connection point from the house to the municipal drains system.	
Garbage disposal vent, Garbage container area	Cleaning and if necessary unclogging the garbage disposal. Keeping the garbage container area clean. In both cases insofar as accessible to the tenant.	Repairs
Property	Maintaining	

Maintenance of rental property		
Maintenance	on behalf of tenant	on behalf of landlord
Windows, window frames, door frames, painted woodwork and other painted parts	Washing and cleaning: <ul style="list-style-type: none"> • inside and outside of windows • window frames • doorframes • painted woodwork and other painted parts 	
Vermin	Removing fleas, ants, wasps, lice	Removal of cockroaches, pharaoh ants, longhorn beetles and woodworms
Gutters and drains	Regular cleaning. As far as accessible to tenant	Renewal and repairs
Litter lying around	Removing regularly	
Graffiti	Removing graffiti. Except: <ul style="list-style-type: none"> • if the cost is too high • If the tenant cannot reach it. 	
Sinks, sumps and septic tanks	Emptying sinkholes - cesspools. And septic tanks	