

# Responsibility distribution table for the rental flat <sup>1/6</sup>

11/2022

A-Kruunu	A-kruunu as payer	"Tenant pays for repairs/maintenance"	Follow the instructions
	Maintenance's responsibility	Tenant's responsibility	
<b>HEATING</b>			
Venting the radiator	x		
Repairing the radiator valve	x		
Repairing the radiator	x		
Checking room temperature	x		
<b>VENTILATION</b>			
Maintenance and repair of standard kitchen hood	x		
Cleaning the grease filter and valve of the kitchen hood		x	
Installation, maintenance and cleaning of tenant's own kitchen hood/fan		x	Only with the landlord's permission
Cleaning the outlet valves		x	
Repair and replacement of outlet valves	x		
Cleaning of ventilation units in the flat and the building, replacement and maintenance of filters	x		
Cleaning the replacement air valves		x	

WATER AND SEWER EQUIPMENT			
Tap seals	x		
Replacing the tap	x		
Washing machine connections	x		
Dishwasher connections	x		
Installation of tenant's washing machine or dishwasher		x	Installed by a professional
Replacing the bidet shower and shower hose	x		
Stench trap of sinks, opening with cleanser		x	
Stench trap of sinks, mechanic opening	x		
Cleaning stench trap of floor drain		x	
Replacement/repair of washing basin	x		
Drain cleaning	x		
Repairing leaks in pipes	x		In the event of a leak, contact the emergency maintenance service quickly.
Sanitary ware	x		

<b>ELECTRIC EQUIPMENT</b>			
Fuses in the flat and feeder fuse	x		
Electrical cables (original)	x		
Replacement of lamps including light fixtures above surfaces in the kitchen		x	
Replacing lamp hoods	x		
Light switches and sockets	x		
Antenna and telephone sockets	x		
Antenna and network connection cable		x	
Additional electrical installations		x	Only with the landlord's permission
Sauna stones	x		
Replacement of sauna stones in flat saunas	x		
<b>FIRE ALARM</b>			
Separate: Installation, replacement and maintenance		x	
Fixed, connected to network	x		

WINDOWS AND DOORS			
Window glasses (not broken by the tenant)	x		
Window glasses (broken by the tenant)		x	
Fixed window seals	x		
Window winders (that come with the flat)	x		
Repair of window frames and latches	x		
"Purchase and maintenance of blinds (purchased the tenant)"		x	Those installed inside the window must be left there when moving.
"Purchase and maintenance of blinds (that come with the flat)"	x		
Front doors of flats	x		
Mail slot and doorbell	x		
Name plate on the front door	x		
Repair and replacement of doors inside the flat	x	x	The tenant is responsible for items broken during the rental period

<b>KEYS</b>			
Extra keys		x	
Replacement of damaged key	x		
Creating one or more master keys due to lost key		x	
Locks and latches	x		
Fixed safety locks and peepholes (maintenance and repair)	x		
Safety locks and peepholes installed by the tenant		x	Leave in place when moving.
<b>FIXED FURNITURE</b>			
Cabinets, shelves and latches	x		
Fixed clothes rack in the flat	x		
Standard mirrors and mirror doors	x		
Refrigerator/freezer repair, standard equipment	x		
Accessory purchased by the tenant		x	
Stove	x		
Rack shelves for dish drying cabinet	x		

INTERIOR SURFACES			
Painting walls		x	
Other renovations	x	x	Only with the landlord's permission
YARD AREAS			
Maintenance and planting of lawn and shrubs in the residential yard		x	

**MAINTENANCE:** After the tenant has notified them, the maintenance company will carry out the repairs and contact the property owner if necessary. A-Kruunu Oy will pay for the repairs unless the tenant is responsible for breaking or damaging the object of repairs.

### TENANT'S RESPONSIBILITY

It is the tenant's responsibility to take care of and maintain the condition of the rental flat. If damage is considered to have been caused by the tenant's negligence or oversight, the costs are invoiced to the tenant. It is the tenant's responsibility to notify the maintenance company immediately of any defects or damage observed.