

When you move in

REMEMBER TO DOCUMENT



A good move-out starts with your **move-in**! The landlord must call for a move-in inspection and prepare a **move-in report**, of which you must have a copy handed out at the move-in inspection itself. You have 14 days to object. Here you prepare your own **list of errors and defects** (describe and take pictures), which you send to your landlord within 14 days of taking over the lease.

Condition of the tenancy when moving in

Already when you sign a lease, you need to start exercising your tenancy rights. Even if you are in the process of moving to the neck, it is important that you get the status of your new lease documented. By condition is meant both defects such as a missing doorstep and the general condition of the lease. This can, for example, be a finding of when the apartment was last painted. It is just as important to review the condition of the tenancy when moving in as it is when moving out. It is a common oversight that in the joy of having received a lease, only concrete deficiencies are documented - and not the actual condition of the lease. Proper documentation helps to prevent conflicts over move out in the event of an eviction situation, which can often be years in the future.

Mandatory occupancy

inspection Landlords who rent out more than one apartment are currently obliged to carry out occupancy inspections. The rules apply to rental agreements entered into after 1 July 2015. Landlords who rent out one apartment, a room, or who sublet an apartment, are not obliged to hold an inspection. But it remains equally important that the condition of the lease is determined to prevent conflicts upon eviction.

Landlord convenes and writes report

Where inspections are to be held, it is the landlord's duty to convene this with a notice of 7 days. However, something else can be agreed. The inspection must be held in connection with moving in. This means that it must be held as close to the actual move-in as possible. If the tenant participates in the inspection, the report must be handed out at the inspection, otherwise it must be sent to the tenant no later than 2 weeks after the inspection. The report must contain a description of any deficiencies in the lease and at the same time a description of the general condition. You can possibly attach photo documentation to the report. The duty to prepare the report rests with the landlord, which is why it is the landlord who ultimately decides what it must contain. The report does not require agreement between tenant and landlord. Therefore, the tenant's signature is not either an indication that you agree with the content. If the landlord, who has a duty to hold an inspection, does not hold this or hand over the report, he loses the right to demand general repairs when moving out. This means that you as a tenant are only liable for claims arising from default.

14-day right of complaint

The tenant has the right, no later than 14 days after the beginning of the tenancy, to invoke a defect or a different description of the condition of the tenancy. This right applies to all types of landlords. Be aware that the deadline may begin before your actual move-in. It is you as the tenant who must prove that you have sent a defect list to the landlord in time. We therefore recommend that you do so in writing. If you invoke a defect or a description other than what appears in the occupancy report, it is important that you secure proof that the defect exists, for example by enclosing photo documentation to the landlord. If you want the landlord in connection with your move-in to rectify a specific defect, it must also be included in the list of errors and defects.

In case of disagreement

If there is a dispute about specific deficiencies in the tenancy at the beginning of the tenancy, you can bring the matter before the rent tribunal. Thus, the board's decision may mean a change in the occupancy report. In such a situation, the board will also take a position on the actual condition of the lease. So remember that a good move-in already starts at your move-in.

De Forenede Frie Lejere (DFFL)

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Phone: 28 930 720 / 25 537 512 - We can be reached on the phone Mondays from 14-16 and Wednesdays from 16-17:30). For personal meeting Mondays 16:00-18:00 in De Frivilliges Hus - Stationen, Ll. Sct. Hans Gade 7, Viborg.