

When you move out

Evacuation and eviction views



Once you have resigned and are about to vacate your home, you should be aware of the rules and deadlines associated with the eviction and the eviction inspection. You can read more about them here:

What must the landlord demand?

If you must vacate your apartment, it can be difficult to know what your landlord can demand when it comes to renovations. However, the Rent Act sets a limit on what can be expected of you. As a tenant, you are not obliged to hand over the rented property in a better condition than the one in which you took over the rented property. The landlord must also expect some deterioration, which is due to ordinary wear and tear and aging. Thus, your landlord can never demand that you put the tenancy in a better condition as when you moved in.

If your tenancy agreement has been entered into after 1 July 2015, the landlord, cf. section 98 of the Tenancy Act, can only demand a “normal renovation” when you vacate a tenancy. A normal restoration is necessary whitewashing, painting, and wallpapering as well as painting of wood and iron.

If your lease was entered into before 1 July 2015, the landlord can demand that you hand in the lease newly renovated, **if the lease was newly renovated** when you moved in. This means that you must pay for the renovation of everything from floors and walls to the kitchen and bathroom, so that it appears new.

If your landlord rents out more than one lease, according to the Tenancy Act, occupancy and relocation inspections must always be held. The home must appear no later than 2 weeks after the landlord has been notified that you have moved out. As a tenant, you must be summoned for an inspection with at least 1 weeks’ notice. With a few exceptions, the landlord cannot demand that you pay for the repair of defects if the deadline of at least 1 week is not met.

If your landlord rents out only one lease, the person in question is not obliged to hold an eviction inspection but must make you aware of his requirements for repairs within 2 weeks after the eviction. The deadline applies from the time you handed over the keys to the landlord. With a few exceptions, the landlord cannot demand that you pay for the repair of the defects, if the deadline is not met. Please note that there is no requirement that you be informed of the actual price of the repairs within the 2-week deadline, but only which deficiencies in the lease need to be rectified. This is because the landlord can only inform you of the final price when he or she has received the bills from the craftsmen. There is no specific time limit for when you must receive the relocation statement, which is the statement of the expenses that you must pay for the repair / repairs.

The eviction report

At the eviction inspection, landlords who rent out more than one lease must prepare an eviction report. You must have the report handed out at the sight. The landlord can either print a version of the report for you immediately or send it by email while you are together. If you receive it by e-mail during the sight, you must answer the e-mail immediately and confirm receipt of the report.

REMEMBER: Both you and your landlord must sign the report. Never sign the eviction report unless you 100% agree with the landlord about the contents of the report. If you are prevented from participating in the inspection, or you refuse to accept the eviction report because you disagree with the landlord about the content of the report, the landlord must send it to you no later than 2 weeks after the inspection. Once you have received the eviction report, you can file objections.

Note: An eviction report and a relocation statement are **NOT** the same. In the eviction report, it is agreed what is to be repaired in the lease at the tenant's expense. The financial expenses for this repair are calculated in the relocation statement. See also "**Relocation statement**" on the web www.dffl.dk.

Hints:

- Review your occupancy report before you and the landlord carry out the eviction inspection, so you are aware of how the stand was when you moved in, and thus how the lease is to be handed over.
- Review the checklist from your move-in view that you received when you reviewed the lease before moving in. It is often this list that the landlord uses for the eviction inspection. That way you follow the list and possibly get the landlord in advance by correcting and arranging these points before the eviction inspection.
- It is also in the landlord's interest that the apartment is in the best condition. If you cannot find the checklist from moving in, you can always ask your landlord if you can get the checklist to be used for the eviction inspection in advance. Thus, you can go through it and rectify the lease before the sight.
- If you have renovated the tenancy, it is important that you make sure to take pictures of the entire apartment, large and small, before the eviction inspection. The pictures can be used in case of disagreement between you and the landlord. The pictures can be used to good for a dialogue with the landlord and the Rent Board, if necessary.
- Never sign the eviction report unless you 100% agree with the landlord about the contents of the report. Never sign to accept the relocation report, but only to have received a copy of the report that you **MUST** have handed out at the sight.
- Always receive a receipt when you have handed in the keys.
- It can be a good idea to bring an acquaintance to the moving inspection, so that the landlord does not have the floor, and afterwards you regret that you just stood and nodded.
- Most receive the relocation statement within 1-2 months.

At **De Forenede Frie Lejere** we are always ready to help you if you have or get a tenancy problem with your landlord.



De Forenede Frie Lejere (DFFL)

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Phone: 28 930 720 or 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.