

What costs are at the expense of the tenant and what costs are at the expense of the landlord?

Major maintenance is at the expense of the landlord. Examples of this are exterior paintwork and a new boiler. As a tenant, you are responsible for day-to-day maintenance, such as a new toilet seat or replacing a tap washer. If the landlord does not solve the problem, ask the rent assessment committee (*Huurcommissie*) to reduce your rent.

Maintenance of rented accommodation		
Maintenance	At tenant's expense	At landlord's expense
Paintwork	<ul style="list-style-type: none"> Whitewash interior walls and ceilings Paint interior woodwork Wallpaper interior walls 	Exterior paintwork
Preparatory work for painting	<ul style="list-style-type: none"> Make surfaces smooth Fill holes and dents Fill small shrinkage cracks 	
Minor work	Fix: <ul style="list-style-type: none"> banisters door knobs thresholds electric switches sockets doorbells floor grilles ceiling grilles keys for locks (inside and outside) 	
Components and parts of accommodation	Replace: <ul style="list-style-type: none"> tap washers tap elements door knobs locks door and window hardware floor grilles ceiling grilles 	

Maintenance of rented accommodation		
Maintenance	At tenant's expense	At landlord's expense
	<ul style="list-style-type: none"> • keys for locks (inside and outside) • shower fittings • toilet fittings • electric switches • sockets • doorbells • cable connections • telephone connections • computer connections • data network components 	
Hinges, locks, taps etc.	Oil, grease or descale moving parts	Major repairs, replacement
Freezing of taps	Prevent freezing of taps	
Lighting	New bulbs in: <ul style="list-style-type: none"> • common areas for residents, such as hall, landing • exterior of the accommodation 	Replace light fittings in common areas and to the outside of the accommodation
Windows and built-in mirrors	Replace damaged and broken windows and mirrors.	
Technical systems within the accommodation	<ul style="list-style-type: none"> • Bleed and top up central heating system • Restart central heating system following failure • Replace filters • Keep grilles clean 	Repairs, checks, replacement
Draught excluders	Affix and maintain draught-excluding material	
Components outside the accommodation	e.g. replace parts of the letterbox, outside light, carport, flagpole holder	Replacement if worn out
Gardens, grounds, drives and separations	Create garden if it is the first person to live in the accommodation. Maintenance to:	If it is the first person to live in the accommodation: <ul style="list-style-type: none"> • Lay drives • Access paths

Maintenance of rented accommodation		
Maintenance	At tenant's expense	At landlord's expense
	<ul style="list-style-type: none"> • garden • grounds • drives • fence, hedge or wall 	<ul style="list-style-type: none"> • Basic separations between neighbours. <p>Major repairs and replacement</p>
Chimneys, extraction and ventilation ducts	Clean, sweep and unblock if the tenant can access them.	Major repairs, replacement
Drains	Keep clean and unblock internal drains, up to the connection point from the accommodation to the municipal sewer.	
Refuse chute. Waste container area	Keep refuse chute clean and unblock if necessary. Keep waste container area clean. In both cases in so far as the tenant can access them	Repairs
Accommodation	Keep clean	
Windows, frames, doorposts, painted woodwork and other painted elements	Wash and keep clean: <ul style="list-style-type: none"> • inside and outside of windows • frames • doorposts • painted woodwork and other painted elements. 	
Pest control	Eliminate fleas, ants, wasps, lice.	Eliminate cockroaches, Pharaoh ants, long-horned beetles and woodworm
Gutters and rainwater drainpipes	Clean regularly, in so far as the tenant can access them	Replacement and repairs
Litter	Remove regularly	
Graffiti	Remove graffiti. Except: <ul style="list-style-type: none"> • if the costs are too high • the tenant cannot reach them. 	<ul style="list-style-type: none"> •
Soakaways, cesspits and septic tanks	Empty soakaways, cesspits and septic tanks.	

Minor Repairs (Tenant's Liability) Decree

The rules for minor maintenance are set out in the Minor Repairs (Tenant's Liability) Decree (*Besluit kleine herstellingen*).