

Decision on Small Repairs

Legend:

✓ = applicable to the situation → v

✗ = not applicable to the situation → x

Leftover Items | Goods | Services

Description	Landlord	Tenant	Service Costs
Items left behind at the end of the lease or after the last key handover are considered tenant property and will be removed at the tenant's expense.	x	v	x
If the tenant fails to cancel services related to the property, the landlord may do so at the tenant's expense.	x	v	x

Rainwater Drainage

Description	Landlord	Tenant	Service Costs
Repair due to normal wear and tear	v	x	x
Unclogging of inaccessible gutters and downpipes	v	x	x
Keeping balcony or terrace drains clean and covered	x	v	x

Bathroom | Bathtub | Shower | Accessories

Description	Landlord	Tenant	Service Costs
Replacement of bathtub or shower tray due to normal wear that hinders use	v	x	x
Repair/replacement of bathroom accessories worn out due to wear or misuse (e.g. showerhead, hose, rail, mirror, hooks, etc.)	x	v	x
Renovation/replacement of washbasin or small sink due to normal wear	v	x	x

Balcony | Railings

Description	Landlord	Tenant	Service Costs
Maintenance and repair of balcony and railings, unless damaged by tenant's actions (e.g. moving, work).	v	x	x
Cleaning of balcony, railings, and accessible drains and waterproof parts	x	v	x

Mailbox | Mailbox Key

Description	Landlord	Tenant	Service Costs
Repair/replacement of mailbox parts due to normal wear, excluding tenant's fault	v	x	x
Repair/replacement of parts in tenant's own front door	x	v	x
Repair/replacement of mailbox lock	x	v	x

Central Heating (CV)

Description	Landlord	Tenant	Service Costs
Repair or replacement of heating system, including boiler and radiators	v	x	x
Timely refilling, bleeding, and replacing fill hoses and accessories (tenant must do this before reporting complaints)	x	v	x
Restarting heating system after malfunction; damage caused by misuse or freezing is always tenant's responsibility	x	v	x

Roof

Description	Landlord	Tenant	Service Costs
Repairing roof structure and/or roof covering	v	x	x
Repair or replacement of gutters	v	x	x
Cleaning gutters and water-draining parts (if accessible to tenant)	x	v	x