

Rules and regulations for SiMolde student housing

The purpose of the rules and regulations is to help ensure that the housing and other equipment available to the tenant is treated in such way it does not undergo unnecessary damage. Furthermore, to ensure that the tenants are considerate of each other so they have a pleasant living environment where they can enjoy their studies. The rules and regulations are a part of the tenancy agreement.

§1 The tenant is obligated to contribute to maintain a safe and acceptable living environment.

§1.1 The tenant is obligated to mutually respect each other and to be considerate of each other's need for peace and quiet. There must not be any significant noise after 23:00 on weekdays and 24:00 on weekends and days before Holidays in the housing, nor on the premises in general.

§1.2 Specifically, any form of music system cannot be used in such way it bothers other tenants, this is applicable around the clock.

§1.3 Each tenant is responsible for their own guest's behavior in the housing, common rooms, and the premises in general. If the tenant is not able to keep their guests calm, they are obligated to seek assistance. The lessor, or security, can demand visitors to leave the housing and the premises.

§1.4 Storage and use of dangerous objects, weapons, imitation weapons, including air rifles, soft guns, etc. is prohibited.

§2 Smoking is prohibited in our housing.

§3 The use, storage, and distribution of all illegal narcotics is prohibited in the housing and in the premises. A breach will lead to police report and termination of contract.

§4 Visits over 10 days are not allowed without special permission from SiMolde. Overnight guests are not allowed in the rented shared space.

§5 Complaints about conditions in the student housing, or other cases of ordinary nature that concern the housing that the tenant wants settled by SiMolde must be sent as a message at hybel.no.

§6 The tenant cannot, without the lessor's permission, change the housing, i.e. lay down permanent flooring, remove, move, or change mounted electric equipment i.e. lamps, ovens, stoves, refrigerators, etc.

§6.1 Tape, nails, screws, staples, etc. must not be mounted into walls, ceilings, floors, or furniture. Use the already installed mid-wall molding for hanging pictures etc.

§6.2 The tenant is obligated to return the housing with all furniture complete, and in shape upon moving out. SiMolde cannot store any furniture the tenant does not want during the rental period.

§7 The tenant is obligated to clean their own housing. Furthermore, everyone has an obligation to regularly clean and tidy the rented shared space. A rotation schedule for cleaning of the common area will be put up. Trash or empty bottles must not be kept in the rented shared space, and *never* in hallways/corridors.

§7.1 Inspections of the rented shared space are done weekly. In case of poor cleaning, the one in charge that week will be held responsible. If necessary, the lessor will proceed to clean, and the fee/cost will be charged the tenant responsible that week.

§8 All tenants are obligated to familiarize themselves with the building's fire instructions, emergency exits, and what to do in case of fire. See posters and handed out info on fire safety.

§8.1 If the tenant's behaviors lead to an unnecessary fire emergency, i.e. while cooking, the tenant will be held financially liable for the lessor's expenses in this regard, cf. "Husleieloven §5-8" (The tenancy act §5-8). The tenant will be charged according to the invoice from the relevant emergency service.

§8.2 The tenant shall not dismantle, deactivate, or cover up the fire alarm in the housing. Vandalizing of the extinguisher or alarm system will be charged to the tenant.

§8.3 Emergency exits (stairs and hallways) must be kept tidy. It is prohibited to hinder doors, and emergency exits or leave these in an open position. It is prohibited to keep bikes, shoes, and other equipment in the hallways and stairways. The lessor can without further notice remove objects that hinder emergency exits.

§9 Animals are not allowed. Exceptions can be made on applications with valid medical certificate/documentation, all applications are reviewed by the lessor on a case-to-case basis.

§10 The tenant must mark their bikes with valid label. Upon cleanup all bikes without valid labels will be removed.

§11 It is prohibited to rewire, connect, or in other ways change the router in the housing. Nor is it allowed to connect amplifiers, extenders, antennas, etc.

§12 It is prohibited to clean clothes by hand in the rooms, bathroom, or kitchen, nor is it allowed to dry clothes in the rented shared space. Use the laundry.

§13 It is prohibited to use plugs/extension cords to charge electric cars.

§13.1 Charging electric bikes or scooters is not allowed in the housing.

§14 The tenant has, upon signing the tenancy agreement, also accepted the at all times applicable rules and regulations.

§14.1 If the tenant breaks any rules of the student housing, the lessor can terminate the contract and evict the tenant.

§14.2 In less serious cases the lessor can send out a warning. Repeated warnings will lead to termination.

§14.3 Termination of contract, eviction, warnings, as well as determination of liability, will be given the tenant in writing. The tenant can appeal the notification on eviction, warning or liability to the lessor. The appeal deadline expires 6 days after the notice has reached the tenant. The appeal must be in writing and delivered to the lessor.

