tailoring relocation solutions

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TENANT RESPONSIBILITIES & PROPERTY MAINTENANCE

Checklist

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TENANT RESPONSIBILITIES & PROPERTY MAINTENANCE

Lease agreements clearly define tenants' property maintenance obligations. Repair and maintenance costs can be deducted from the rental deposit if the property is not handed over in a satisfactory condition.

Most lease agreements state that the tenant is responsible for basic property maintenance in Switzerland. If there is damage or the property is not well looked after, the tenant is liable for repair costs.

Examples of property maintenance responsibilities, most of which are mentioned in the standard cantonal lease terms, are listed here

- In apartments and houses
- In houses or freestanding buildings
- Essential tips for property maintenance
- Wear and tear

01

IN APARTMENTS AND HOUSES

- Bathrooms and kitchen must be well ventilated
- Taps should be decalcified
- Rubber joints of electrical appliances should be changed
- Blinds should be kept in working order
- Filters (ventilation, dishwasher, hub) should be kept clean
- Freezers should be emptied and cleaned regularly
- Drains must be unblocked

02

IN HOUSES OR FREESTANDING BUILDINGS

- Snow is to be cleared off the roof
- Heating system must be checked and cleaned annually, burner cleaned and boiler decalcified
- Chimney should be swept
- Pipes and gutters cleaned
- Drains emptied
- Garden to be maintained, including: leaves cleared, hedges trimmed, lawn treated once a year, plants and lawn watered, trees trimmed, pool kept clean and in working order

03

ESSENTIAL TIPS FOR PROPERTY MAINTENANCE

- Check with your real estate agency which maintenance and technical services are included in the contract
- Where required, set up maintenance contracts with home maintenance service providers
- Stickers on heating systems, etc. have the contact information of the company responsible for maintenance. The agency can also provide a recommendation.
- Contact information for the real estate agency and maintenance services should be kept at hand

04

WEAR AND TEAR

Wear and tear resulting from normal usage is acceptable, but damage resulting from lack of maintenance or neglect will be the tenant's responsibility. If there is any damage to the property, it is the tenant's responsibility to inform the landlord or agent in writing.

> Things work out best for those who make the best of how things work out.
>
> *John Wooden*

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