



TENANCY CONTRACT FOR APARTMENT

Tenant: xxx XXX

Date of birth.: dd/mm/YYYY

Affiliated with: Department name

Contact person: xxx XXX

Landlord: University of Oslo

Organisation no.: 971 035 854

Address: P.O. Box 1072 Blindern, 0316 Oslo, Norway

Contact person: **Anja Gil Spilling**
UiO Researcher Housing Office
Lucy Smith's Building, 4th floor
Problemveien 7, 0313 Oslo
researcher-housing@admin.uio.no
Tel. +47-22 85 78 24

Housing: Researcher apartment FBxx H0000 at Duehaugveien 6/8, 0851 Oslo

Period of tenancy: dd.mm.yyyy – dd.mm.yyyy

Monthly rent: NOK 0000

Online information: www.uio.no/english/for-employees/employment/international-researchers/pre-arrival/accommodation/researcher_housing/

The tenancy contract is governed by the following conditions:

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1 BACKGROUND – RELATIONSHIP WITH THE NORWEGIAN TENANCY ACT

The Landlord owns (or rents) housing in Oslo which is used as temporary housing for international researchers affiliated with the University of Oslo.

The objective of this scheme is to help international researchers and their families to find a functional place to live during the first phase of their time in Norway. Since the demand for housing by far exceeds the supply, the maximum tenancy period is set at one year (6 weeks for bedsits).

The Norwegian Tenancy Act stipulates as a main rule that fixed-term housing tenancy contracts must be entered into for a minimum period of three years (section 9-3). However, the Act allows this rule to be deviated from if there are reasonable grounds for a limitation in time (section 9-3b). The Landlord invokes this legal authority to limit the tenancy period for researcher housing to one year (6 weeks for bedsits).

The Tenant confirms by signing the tenancy contract that he/she is aware of this and agrees to enter into a time-limited contract with the duration stated on the cover page of the tenancy contract. The Tenant is aware that his/her rights pursuant to this tenancy contract are restricted compared to the tenancy contract of other housing.

In other respects, the Tenancy Act's rules apply unless otherwise stated in the tenancy contract.

On this basis, the parties agree on the conditions for the leasing relationship which follows from this tenancy contract.

2 THE RENTED PROPERTY

- 2.1 The Tenant rents from the Landlord the researcher apartment stated on the cover page of the tenancy contract (hereinafter called the housing).
- 2.2 The housing is rented fully furnished and equipped as stated in the inventory attached to the tenancy contract ([Annex 1](#)). The housing has a cable TV outlet but does not have a TV. Should the Tenant wish to have a TV, the Tenant must arrange and pay for this himself/herself, including the Norwegian TV licence. In addition, the Tenant is obliged to remove the TV when he/she moves out of the housing.
- 2.3 In addition to the housing, the Tenant has access to the property's common rooms and common areas, as stated in further detail in the information about the housing provided by the Landlord, as well as access to a storage room.

3 THE TENANT'S USE OF THE HOUSING

- 3.1 The housing may only be used as housing for the Tenant and the Tenant's family. The number of persons above the age of two living in the housing may not exceed the number of available regular beds. The Tenant undertakes to inform the Landlord in writing of the family members that are to live in the apartment together with the Tenant. No other use of the housing is permitted.
- 3.2 The Tenant is not permitted to make changes to the housing or the rest of the property, and this includes that the Tenant is not entitled to, for example, erect a satellite dish, install a different lock, change floor coverings, paint, wallpaper, install/remove/move/replace pictures, heaters, cookers, furniture or

- suchlike. It is not permitted to store inflammable objects in the housing. The Landlord may order the Tenant to remove such property or may remove such property itself if the Tenant does not comply with the request to remove it. The Tenant understands that the space in the storage room is limited and that it is not permitted to remove things from the apartment and place them in the storage room or in the common areas.
- 3.3 The Tenant undertakes to become familiar and comply with the property's rules of conduct and the fire/evacuation instructions and any other prevailing instructions/guidelines that apply to the property. Any breach of such provisions is to be regarded as a breach of the tenancy contract.
- 3.4 The Tenant undertakes to treat the housing and rest of the property with due care. The Tenant is liable to pay compensation for any damage caused to the property by the Tenant, the Tenant's family or others to whom the Tenant allows access to the property.
- 3.5 The Tenant undertakes to give the Landlord access to the housing and rest of the property for inspection and maintenance. The Tenant is to be notified in advance of such visits. In any cases where this is considered necessary to prevent or limit damage to the housing/property, the Landlord is entitled to gain access without such notification. The Landlord has its own key which can be used in such cases.
- 3.6 The Tenant is not allowed to copy keys which belong to the apartment or the building in which the apartment is located. If keys are lost, the Tenant is liable to pay any costs linked to the procurement of new keys and necessary security measures (changing locks, etc).
- #### 4 TAKING POSSESSION – PERIOD OF TENANCY
- 4.1 The housing is to be taken over in a clean and tidy state on the date scheduled with the Landlord, at the earliest on the 6th weekday of the month in which the tenancy contract starts (hereinafter called taking possession), unless the housing offer says otherwise.
- 4.2 Within 14 days after taking possession, the Tenant is required to check the inventory of the housing according to the provided list ([Annex 1](#)) and report damages and missing items to the Landlord. The Tenant is liable for any inventory items that have not been reported as defect or missing within the stipulated deadline.
- 4.3 The housing is rented out as is. This means that the housing is only defective if it is in a considerably worse state than the Tenant had reason to expect based on the size of the rent and other conditions. Any complaints about the housing must be made in writing within 14 days after taking possession or the Tenant will lose his/her right to plead the defect.
- 4.4 The tenancy contract runs for the period stated on the cover page of the tenancy contract (hereinafter called the period of tenancy), following which the tenancy contract expires without any prior notification or termination. The tenancy contract cannot be terminated by the Landlord during the period of tenancy.
- 4.5 The Tenant is entitled to terminate the tenancy contract by giving three – 3 – months' prior notice counted from the

last day of the month. The termination must be in writing.

- 4.6 Should there be extraordinary circumstances which indicate that the tenancy contract is to be extended beyond the stipulated date, the Tenant may submit a written application regarding this to the Landlord at the latest three – 3 – months before the expiry of the tenancy contract. The Landlord is to decide on the application on a free basis. If the application is allowed, the date when the period of tenancy is to expire is to be stipulated in the document granting consent.

5 RENT – PAYMENT TERMS

- 5.1 The monthly rent is as stated on the cover page of the tenancy contract and is payable in advance on the first day of each month according to the instructions provided in the invoice.
- 5.2 The rent covers electricity, including hot water and heating, internet, IP TV subscription, and the cleaning of the common areas. The rent does not cover the cleaning of the housing, which is the Tenant's responsibility and expense.
- 5.3 Should the rent be paid too late, interest on overdue payments is payable in accordance with the Act relating to interest on overdue payments.

6 PROVISION OF SECURITY

No security is to be provided in this leasing relationship.

7 MAINTENANCE

All the interior and exterior maintenance of the housing and rest of the property during the period of tenancy is the responsibility of the Landlord.

8 SUBLETTING – ASSIGNMENT

Subletting or the assignment of the tenancy contract is not permitted.

9 BREACH OF THE TENANCY CONTRACT – EVICTION

- 9.1 The Tenant is liable to pay compensation for any loss that the Landlord incurs as a result of any breach of the tenancy contract by the Tenant. Should the Tenant be guilty of a material breach of his/her obligations pursuant to the tenancy contract, the Landlord is entitled to terminate the tenancy contract with immediate effect and the Tenant is obliged in such case to move out of the housing immediately.
- 9.2 Should the Tenant move out as a result of his/her breach of the tenancy contract, the Tenant is still liable for the remaining part of the period of tenancy, minus any rent that the Landlord obtains from any new tenancy contract. The Tenant must also pay all the costs relating to an eviction, civil action, tidying and cleaning the housing, etc.
- 9.3 The Tenant agrees that eviction may be demanded if the rent or other agreed additional payments are not paid on the due date, cf. section 13-2, third subsection (a) of the Enforcement of Claims Act. The Tenant also agrees that eviction may be demanded if the period of tenancy has expired, cf section 13-2, third subsection (b) of the Enforcement of Claims Act.
- 9.4 In the case of any breach of the tenancy contract on the part of the Landlord, the Tenancy Act's rules apply. The Landlord is under no circumstances liable to pay

compensation for the Tenant's indirect losses.

10 VACATING THE PREMISES

- 10.1 At the latest on the last day of the period of tenancy, the Tenant is to hand back the housing with its furniture, fittings and equipment in a clean and tidy state and emptied of all personal belongings, along with all the keys, as stated in further detail in the information provided by the Landlord. If the apartment requires extra cleaning, the Tenant will be invoiced for this according to the expenses incurred by the Landlord.
- 10.2 Upon request of either of the parties, the Tenant and Landlord are to inspect the premises before the Tenant moves out in order to determine that the housing is in the agreed condition when it is handed back.
- 10.3 Property that the Tenant has not removed is to be regarded as having been abandoned and becomes the property of the Landlord after 14 days.

Oslo,

As Tenant:

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Annexes

Annex 1: Inventory

Annex 2: Receipt for keys

Property, refuse, etc, may be removed by the Landlord at the Tenant's expense.

11 DISPUTES – LEGAL VENUE

- 11.1 Any disputes between the parties in connection with the tenancy contract are to be determined by the normal courts in Norway and according to Norwegian law.
- 11.2 The parties agree that the property's judicial district is the proper legal venue for all such disputes.

12 SPECIAL PROVISIONS

- 12.1 The Tenant is aware that smoking is not allowed in any of the researcher housing units. This means that smoking is not allowed in the housing or in other rooms in the building. The Tenant is responsible for this order being complied with by his/her visitors.
- 12.2 The Tenant is also aware that animals may not be kept in the housing or in the rest of the property.

As Landlord:
The University of Oslo

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