

Maintenance rental properties – obligations tenant and landlord

The tenant and landlord each have their own responsibility for maintenance, repair and replacement of parts of the rental property.

In general, the following applies:

Minor repairs are at the expense of the tenant, major repairs and major maintenance are at the expense of the landlord; For minor repairs, the tenant must be able to reach them easily and the repair must involve little cost.

If not, the repair will still be at the expense of the lessor;

The tenant must give the landlord access to the rental property so that the landlord can carry out the maintenance or repair.

Here you will find an overview of the types of maintenance that the tenant or the landlord must carry out:

Maintenance on:	At the expense of the tenant:	At the expense of the landlord:
Painting	Whitening interior walls and ceilings and painting interior woodwork and wallpapering interior walls if necessary	Exterior painting
Preparatory work for painting	Puttying, filling holes, dents, sealing minor shrinkage cracks	
Minor maintenance	Fixing and screwing down loose parts, e.g. banisters, door knobs, thresholds, electrical switches, wall sockets and doorbells, floor and ceiling grilles, keys for indoor and outdoor locks.	
Parts and components living space	Replacement and renewal of, among other things, tap leathers and parts of taps, door knobs, locks, hinges, floor and ceiling grids, keys for interior and exterior locks, fittings for shower and toilet areas, electrical switches and wall sockets, doorbells, cable-, telephone- and computer connections and similar components of data networks.	
Hinges, locks, taps etc.	Keep normal, regularly check movability, oil, lubricate or descable movable parts.	Major maintenance
Freezing	Provisions for the prevention (of repair of) freezing taps.	
Lighting	Replacement of lamps in common areas and on the outside of the living space.	Repairs and replacement of fixtures
Windows and built-in mirrors	Replacement of damaged and broken windows and mirrors if the costs are low.	
Technical installations within the property	Including venting and topping up the central heating system, restarting the central heating system after failure, replacing filters and keeping grids clean, insofar as the costs are low and no specialist knowledge is required.	Repairs, check, replacement
Draft excluding	Installing and maintaining draft-proof facilities insofar as the costs are low.	
Parts located outside the home	Including replacement and renewal of parts of letterbox, outdoor lamp, carport, flagpole holder insofar as the costs are low.	Replacement in case of wear
Gardens, yards, driveways and fencing	When the property is occupied for the first time. Then level the garden and apply topsoil. Mow the grass regularly. Regular removal of weeds in the garden and between paving slabs of driveways, access paths, and terraces. Replace broken tiles. Regular pruning of hedges and emerging trees. Replacing plants that have died. Replacing broken planks or segments of wooden partitions. Straightening and keeping wooden fences straight. Regular painting or staining of fencing.	For first occupancy, construct driveways and access paths and apply simple fencing. Major repairs, replacement
Chimneys, exhaust and ventilation ducts	Cleaning, sweeping and unblocking if accessible by the tenant.	Major repairs, replacement
Sewer	Cleaning and unblocking the inner sewer up to the connection point from the living area of the rented property to the municipal sewer insofar as the sewer is accessible by the tenant.	
Garbage chute Garbage container room	Keep the waste chute clean and, if necessary, unblock it. Keeping the garbage container area clean. In both cases as far as accessible to the tenant.	Maintenance
Living area and common area	Clean regularly.	
Windows, frames, door frames, painted woodwork and other painted parts	Washing and cleaning the inside and outside of the windows, frames, doorposts, painted woodwork and other painted parts. As far as accessible to the tenant.	
Pests	Fighting fleas, ants, wasps, lice, etc. As far as costs are low.	Fighting cockroaches, pharaoh ants, longhorn beetles and woodworms (due to force majeure)
Gutters and rain drains	Clean regularly. As far as accessible to the tenant.	Replacement and repair
Litter	Remove regularly.	
Graffiti	Remove insofar as there are significant costs are involved and insofar as accessible to the tenant.	
Zink- en beerputten en septic tanks	Emptying the wells.	Replacement and repairs