

Our responsibility chart clarifies who is responsible for repairs and maintenance. The tenant must always notify Hoas of any faults in the apartment. The tenant is required to maintain the apartment carefully. Any costs caused by carelessness, improper handling or negligence will be charged to the tenant according to the tenant charge sheet.

Carelessness or being unaware of the rules is not an acceptable excuse to avoid paying the charges.

	Respon	Additional instructions
<b>FIRE ALARMS</b>		
Purchasing and maintaining a fire alarm	Hoas	If you are not sure which kind of system is used in the property, you can find out in hoas.fi
Testing the fire alarm regularly by pressing the test button	Tenant	
Repairing a removed or broken fire alarm or calling the maintenance company, emergency services or Securitas unnecessarily to check an apartment for fire	Hoas	Always charged from the tenant according to the tenant charge sheet
<b>FIXED APPLIANCES, EQUIPMENT AND FIXTURES IN THE APARTMENT</b>		
Changing light bulbs	Hoas	
Defrosting the freezer and cleaning the defrosting drain hole in the refrigerator	Tenant	<b>Do not use a knife when defrosting your freezer</b>
Repairing or replacing the fixed appliances, furniture or equipment in the apartment	Hoas	
<b>HEATING</b>		
Measuring the temperature in the apartment	Tenant	The temperature should be 20 degrees or higher in the living area
Repairing or replacing radiators or their parts, and purging air out of radiators.	Hoas	
<b>VENTILATION</b>		
Repairing and replacing the exhaust and fresh air vents and filters	Hoas	Do not block air vents!
<b>BATHROOM FIXTURES AND DRAINS</b>		
Cleaning the bathroom floor drain grate (hair etc.) and removing dirt from the floor drain, such as tangled hairs	Tenant	
Cleaning the kitchen and bathroom sink drain trap	Hoas	
Unblocking a clogged drain	Hoas	
Purchasing the plugs for sinks and bathtubs	Hoas	
Fixing and replacing bathroom fixtures, like the sink	Hoas	
<b>ELECTRICAL ITEMS</b>		
Switching an automatic fuse back to working position	Tenant	For instructions, see e.g. <a href="http://www.hoas.fi">www.hoas.fi</a>
Fuses in the fuse box: changing the blown ones	Hoas	
Purchasing an antenna cable or internet cable	Tenant	
Repairing and replacing light switches, power sockets, network sockets, TV aerial and phone sockets	Hoas	
<b>WINDOWS AND DOORS</b>		
Installing shades or Venetian blinds	Hoas	
Repairing or replacing window or door frames, insulation or glass panes	Hoas	
<b>KEYS AND LOCKS</b>		
Repairing a lock	Hoas	
Recoding a lock	Hoas	Will be charged from the tenant if necessary
Removing the wrong kind of key from an iLoq lock	Hoas	Always charged from the tenant according to the tenant charge sheet

