HOAS

Responsibility chart

1.1.2027

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.

	Responsibility	Additional instructions
SMOKE ALARMS		
Purchasing and maintaining a smoke alarm	Hoas	
FIXED APPLIANCES, EQUIPMENT AND FIXTURES IN THE APARTMENT		
Changing light bulbs; also the bulbs in the refrigerator, oven and range hood	Tenant	
Fuses in the apartment fuse box: changing blown fuses / resetting an automatic fuse back to working state	Tenant	
Testing the RCD / switching it back to working position	Tenant	For instructions, see e.g. Hoas.fi
Defrosting the freezer and cleaning the defrosting drain hole in the refrigerator	Tenant	Do not use a knife or other sharp object when defrosting the freezer.
Purchasing an antenna cable or internet cable	Tenant	Internet cable needs to be an RJ-45 ethernet cable.
Apartment light fixtures and terminal block / ceiling connection box hook	Tenant	If any parts of the connection box are missing when moving in, the tenant must notify Hoas.
Repairing and replacing light switches, power sockets, network sockets, TV aerial and phone sockets	Hoas	
Repairing or replacing the fixed appliances, furniture or equipment in the apartment	Hoas	
HEATING		
Measuring the temperature in the apartment	Tenant	The target temperature of the apartment is 21 °C.
Repairing or replacing radiators or their parts, and bleeding radiators.	Hoas	
VENTILATION		
Cleaning the range hood grease filter	Tenant	For instructions, see e.g. Hoas.fi
Cleaning the exhaust and fresh air vents	Tenant	For instructions, see e.g. Hoas.fi
Repairing and replacing the exhaust and fresh air vents and filters	Hoas	Never block the air vents or close them entirely under any circumstances!
BATHROOM FIXTURES AND DRAINS		
Cleaning the bathroom floor drain	Tenant	For instructions, see e.g. Hoas.fi.
Cleaning the kitchen and bathroom sink drain trap	Hoas	
Unblocking a clogged drain	Hoas	
Installation of a washing machine or dishwasher	Tenant	To use a washing machine, you must have home insurance
Plugging the washing machine water inlet and outlet pipes	Tenant	If the plugs left for the tenant do not fit, the tenant must find plugs that do fit.
Purchasing the plugs for sinks and bathtubs	Tenant	If there are no plugs when you move in, let Hoas know.
Fixing and replacing bathroom fixtures, like the sink	Hoas	
WINDOWS, DOORS AND BALCONY		
Installing shades or Venetian blinds	Tenant	To be left in place when moving out or to patch the marks.
Adding the tenants' names to the front door of the apartment	Tenant	Must be removed when moving out.
Installing a peephole or safety chain in the apartment front door	Tenant	Must be left in place when moving out.
Repairing or replacing window and door frames, seals and glass panes	Hoas	
Cleaning the balcony and rainwater drain on balcony	Tenant	
KEYS AND LOCKS		
Installing a security lock	Tenant	Only with Hoas' permission and according to instructions.
Repairing a lock and recoding a lock	Hoas	
SURFACES		
Painting the apartment and repairing/replacing the flooring material	Hoas	The tenant must never make structural changes to the apartment without permission from Hoas
OUTDOOR AREAS		
Snow removal from a parking space reserved by the tenant.	Tenant	

Snow plowing work for parking space reserved by tenant	Tenant	The tenant is primarily responsible for removing snow from their own parking space