

VAN ORLEY INTERNATIONAL STUDENT HOUSE – House Rules

Art 1 | Living together

1.1 In general

Living in a student residence means living together with other people. Every resident has to take up his/her responsibility to live up to the standards set forth by the present House Rules, in order to avoid conflicts with fellow residents and to live together on good terms.

The caretaker of the Van Orley International Student House – who is assigned by Brik – resides in the building. He/She helps ensuring that community life in the student house runs smoothly. He/She is a direct point of contact for Brik and the residents. The tenants shall follow all instructions and remarks the caretaker makes with respect to living up to the present House Rules.

1.2 Quiet enjoyment & neighbourly nuisance

All tenants shall respect the rest and privacy of neighbours and fellow residents. Between 22h and 7h, every noise nuisance – inside or outside the building – is expressly forbidden.

The tenants are allowed to organise parties in the Van Orley International Student House only after explicit permission of the caretaker.

Art 2 | Liability of the tenant

2.1 In general

The tenant shall immediately inform Brik of any damage inflicted, either to his/her premises, or to the common areas.

The tenant shall immediately inform Brik of any breakdown of technical installations (electricity, sanitary, fire detection, etc.).

2.2 Damage to the rented property

Damages which manifest themselves during the occupation of the tenant, and for which he/she is responsible, will be repaired by Brik at the expense of the tenant. The tenant shall pay these costs upon first request.

In case the room is occupied by two tenants, both of them shall be held jointly liable to cover the reparation costs.

2.3 Damage to common spaces

In case of damage to common areas or to the building itself, for which the person responsible does not come forward, the reparation costs shall be jointly borne by all residents of the student house.

Art 3 | Access by third persons

Without the prior consent of Brik, it is strictly forbidden to allow other persons – not mentioned in the Tenancy Agreement – to stay in the room/studio for a prolonged period of time. Likewise, it is prohibited to sublet or transfer the lease without the prior written consent of Brik.

It is allowed to receive visitors, provided the tenant him/herself is present. The keys of the building may never be passed on to a third party.

The tenant is liable for any damage or ravage inflicted by his/her visitors.

Art 4 | Maintenance

4.1 In general

The tenant shall use and maintain the room/studio and the common areas as a “bonus pater familias”.

4.2 Use of room/studio

4.2.1. The tenant is responsible for daily maintenance and cleaning of his/her room.

4.2.2. The tenant shall regularly ventilate the room.

4.2.3. The tenant shall make sure to avoid unnecessary consumption. Heating and electric appliances shall be put out when no one is present in the room.

4.2.4. At the end of the Tenancy Agreement the room/studio and the common areas shall be returned in the same furnished state as they were received.

4.2.5. The tenant is in charge to clean the room, repaint it and do minor repairs, such as damage to walls and doors done by nails, staples, scotch, etc. These repairs are to be done at the latest before the end of the lease. If these repairs are not done (properly) by the tenant, the landlord will do the necessary reparations and charge the costs to the tenant.

4.3 Use of common areas

4.3.1. All residents are jointly responsible for the daily maintenance and order of common areas. The floors and surfaces of common spaces will be cleaned at least twice a month by the Brik.

In case the common spaces are not properly left behind, the cleaning staff will not perform the maintenance.

4.3.2. Personal belongings can be stored in the individual room, not in the common areas or corridors.

4.3.3. In order to keep down the shared energy costs, the tenants are encouraged to put out the lights and turn off the heating when leaving the common spaces.

4.3.4. All tenants will treat the shared appliances (washing machines, cleaning tools, cooking appliances, ...) with respect, and leave them after every use in good condition on the indicated places.

4.4 Use of kitchen

4.4.1. All tenants are responsible to guarantee a good hygiene in the kitchen. The residents shall do their dishes immediately after cooking, clean the cooking plates, the oven and other kitchen appliances, and remove remaining waste and leftovers.

4.4.2. The tenants shall keep the fridge and freezer clean and remove perished food. Tenants shall not take food that belongs to other tenants.

4.4.3. The tenants shall put food leftovers in the garbage bin. Food leftovers cannot be poured through the drains.

4.5 Use of bathroom

4.5.1. After every use, the tenant shall clean the shower and/or sink and remove all hair from the drain. The tenant shall avoid blockage of the drains, either in shared or individual sanitary facilities.

4.5.2. The tenant shall sufficiently ventilate the bathrooms, in order to avoid moisture and mold.

4.6 Use of outdoor areas

4.6.1. It is strictly forbidden to access the roofs or platforms or to put garbage or other materials on it.

4.6.2. It is strictly forbidden to barbecue in the building, on the courtyards, on the roofs, or on the terraces.

Art 5 | Garbage

All tenants are encouraged to sort out the garbage according to the prescriptions of Net Brussel/Bruxelles-Propreté. Garbage bags must be closed carefully and can be temporarily stored in the designated area. The tenants shall take out the garbage according to the weekly schedules of the communal collection service, and shall regularly carry all empty glass bottles to the glass container.

All fines by Bruxelles-Propreté or municipalities concerning public cleanliness or incorrect sorting of waste will be charged to the tenants.

In case the garbage will be unnecessarily accumulating in the building, Brik will take away all garbage at the expense of the tenants.

Art 6 | Use of electrical appliances

Without prior written permission of Brik, it is explicitly forbidden to make use of following appliances in the room/studio: microwave, oven, fridge, freezer, electric cooking plates, air-conditioning, electric heating, alarm system, satellite dish, dry cleaner, washing machine, toaster, iron, etc.

It is strictly forbidden to cook in the premises, except if cooking utilities are provided. In all other cases, it is only allowed to cook in the common kitchen.

The use of a deep fryer, movable heaters on gas or heaters with liquid fuels is forbidden at all times.

Art 7 | Furniture of Brik

(cf. article 4.2 of the tenancy agreement)

In consultation with Brik, the tenant can place personal, registered furniture in the premises. At the end of the rental period, all furniture and appliances belonging to the tenant, including the mattress, must be removed in accordance with the provisions of the Tenancy Agreement and the furniture placed at the disposal of the tenant by Brik has to be returned in the same condition as on arrival.

No furniture belonging to Brik and placed in the common areas may be (re)moved.

Art 8 | Keys and key cylinders

(cf. article 4.3 of the tenancy agreement)

8.1. It is forbidden to make or put any reference to an address or room number on the keys. It is also forbidden to make a copy or a spare key. On demand, Brik will provide a spare key and badge. Here for, the tenant will be charged an administrative cost of 15,00 EUR.

If the tenant fails to return the spare key or original key at the end of the agreement, a new lock will be installed. The cost of 120,00 EUR will be borne by the tenant. It is therefore advised to always return the spare key to Brik.

8.2. To enable urgent technical interventions or maintenance and to guarantee the safety of all tenants, it is prohibited to modify the key cylinder or key plan and/or to prevent access to the premises.

Art 9 | Smoke prohibition

A general smoke prohibition is installed in all residences of Brik for both the common as the private areas. In case of non-compliance, all costs of removing smoke damage (cleaning of furniture & curtains, repainting) will be charged to the tenant.

It is firmly prohibited to use or possess drugs (either soft or hard drugs) in the residences of Brik.

Art 10 | Bicycles

It is forbidden to stall bicycles or other vehicles in other areas than those designated. At the end of the lease, all bicycles have to be removed from the premises.

Bicycles or other vehicles that are left behind will be removed by Brik. A cost of 100,00 EUR per piece will be charged.

Art 11 | Front door

All front doors that give access to the building are to be locked at all times.

For the safety of all tenants, it is recommended to never open the door without checking first who is entering.

In case it is not possible to properly close the front door, this shall be immediately reported to the technical support of Brik.

Art 12 | Fire safety

12.1. Fire detectors, emergency lights, fire extinguishers and fire doors are installed for the safety of all tenants and their visitors. It is explicitly requested to keep them intact and not to damage them.

12.2. In case of fire alarm, verify the situation immediately. Check the evacuation plan on your floor. Inform Brik of each (false) alarm.

12.3. Fire detection buttons, fire extinguishers or fire escape ladders may only be used in case of fire. In case of abuse, intervention costs will be charged to the tenants.

12.4. For safety reasons, it is prohibited to block fire doors. Damage has to be reported immediately to Brik.

12.5. The stairs, corridors and evacuation routes must be kept free at all times.

Art 13 | Termination of the agreement

(cf. article 19 of the tenancy agreement)

The tenant will be held accountable for all and any damage arising out of the violation of the provisions of present House Rules or of the Tenancy Agreement.

In addition, violations to the present House Rules are to be considered serious shortcomings by the tenant, that may lead to the judicial termination of the agreement at the expense of the tenant, for which the tenant will be due a reletting fee of 3 months net rent.

Art 14 | Final clause

Present House Rules are considered an integral part of the Tenancy Agreement agreed upon by the tenant.

The tenant declares to have read and approved present rules and to have received a signed copy for his own keeping.

Read and Approved,

Name	
Room	
Date	
Signature	