

## MIKKELIN OPISKELIJA-ASUNNOT OY'S REGULATIONS

### FIELD OF APPLICATION

In addition to the stipulations of the relevant legislation and the regulations of the municipality of Mikkeli, these regulations and the instructions or regulations issued by Mikkelin opiskelija-asunnot Oy shall be observed within the real-estate property and the buildings on it.

### GENERAL REGULATIONS PERTAINING TO ORDERLY CONDUCT

No person shall cause disturbance to others by his/her conduct or in other ways unnecessarily disrupt the comfort of living of other persons. In addition, the residents of this building shall in all other ways as well conduct themselves in a manner befitting of the preservation of domestic peace.

The residents of this building shall also attend to it that their guests observe these regulations.

#### 1§ COMMON FACILITIES

The front doors of the stairwells are kept locked between 9 pm and 6.00 am. When using the front doors during the hours that they are locked, users must ensure that they lock again.

Conduct yourself without commotion in the common facilities and note that unnecessary use of common facilities is forbidden. Goods may be stored only in the places reserved for them. The consumption of alcohol and smoking are forbidden in the building's common facilities. Tidiness and good order shall be observed when using the common facilities.

The fastening of placards and other forms of advertising material and the mounting of aerials require the permission of the housing company.

#### 2 § OUTDOOR AREAS

Household refuse and other rubbish must be placed duly bagged in the waste containers. The residents must personally attend to the disposal of waste other than household refuse. Waste paper must always be placed into the waste paper container, which is located in the yard or in the shelter.

The trampling of lawns and planted area is forbidden.

Littering and dropping of cigarette ends in the building's yard area are absolutely forbidden.

#### 3 § PARKING IN THE BUILDING AREA

The parking of vehicles is allowed with the permission of the housing company only in designated places. Stopping or parking a vehicle in the yard of the building, in its car park or in some other similar private area contrary to traffic signs or a sign clearly set by the owner or manager of the building and compliant with the City Technical Bureau's instructions is prohibited. Breaches of this regulation's § 3 concerning the prohibition of stopping or parking a vehicle in certain areas shall be subject to such consequences as are provided in *Laki pysäköintivirhemaksusta* (Parking Violation Act).

#### 4 § APARTMENT

Apartment residents must avoid disturbing their neighbours. The period between 11 pm and 7 am is a period of no noise.

The apartments must be looked after with care. A representative of the housing company must be informed without delay of any internal defects caused by water leaks, other pipe damage and structure.

Any alteration works and repairs which cause noise must be performed on weekdays and so that no unreasonable disturbance is caused to neighbours. The permission of the housing company is always needed for the shutting off of the water and electricity supply. The resident is required to attend to the tidiness and orderliness of his/her room/apartment during the term of his/her tenancy. Full compensation shall always be required of the resident for damage caused to the housing company in the apartment or in the building's common facilities. Such waste as may cause clogging or damage or which is classified as being hazardous waste shall not be allowed to enter the WC or other sewers.

Meals must not be prepared on the balconies of the building. The residents are required to keep their balconies tidy and in the winter they must be kept clear of snow. Littering and dropping of cigarette ends from the building's balconies or outside corridors into the yard area are absolutely forbidden. Separate

containers are provided along the outside corridors and the yard area for cigarette ends. The apartments must not be aired so that currents of air enter the stairwells.

If a resident needs to have his/her apartment's door opened by the building manager, he/she shall be required to immediately pay for this service the amount currently in effect and determined by the housing company. The said charge shall always be paid by the person requesting the door to be opened, and the charge is inclusive of opening fee and travel expenses.

#### **5 § BEATING OF CARPETS AND AIRING OF BEDCLOTHES**

The beating of carpets and airing of bedclothes is permitted only on balconies or in areas designated for these purposes.

The times set for these are as follows: On weekdays 8 am – 7 pm, on Saturdays 8 am – 5 pm.

The airing of bed linen and brushing of clothes is allowed on apartment-specific balconies only within the railings.

#### **6 § PETS**

Pets are allowed in apartments only when the other persons sharing the apartment have given their consent. When outside the apartment, pets must be kept on a leash and they must be prevented from disturbing the other residents. Pets must not be allowed to enter or get close to areas reserved for children to play in and pets must be prevented from soiling the housing company's building and the area occupied by the real estate. If a pet causes continued and significant problems, the representative of the housing company shall have the right to demand that the owner takes his/her pet elsewhere.

#### **7 § HANDING OVER AND INSPECTION OF ROOM/APARTMENT**

A resident may not even temporarily hand over his/her room/apartment during the academic year to another. The representative of the housing company shall have the right to conduct inspections and repair works in the apartment/room. However, the purpose is to inform of these in advance unless the situation requires something else. When the tenancy ends, the tenant must see to it that the apartment is clean and all things not belonging to the building have been cleared from the cupboards, etc., and the apartment's furniture is in good condition. The apartment will be inspected when the tenancy ends in the manner to be determined by the housing company and the tenant's responsibilities include leaving the keys to the apartment, duly numbered, with the building manager or at the housing company's office.

#### **8 § BREACHES OF REGULATIONS**

Breaches of the building's regulations may result in obligation to provide compensation for damages or a written caution and termination of the tenancy agreement.

#### **9 § RESIDENT'S DUTY TO NOTIFY**

Damage to the building and littering mean added building management expenses. The residents have pay the management expenses jointly as part of their rent. Because of this residents should notify a representative of the housing company of any breaches of the regulations at once so that the amount of the damage can be collected directly from the person causing the damage. By observing these regulations, you can for your part guarantee a pleasant study and living environment in the building.

**\*ENJOY YOUR STAY AT MOAS\***

Contact persons: The housing company's contact details are shown on the notice board in each building.

MOAS MAINTENANCE CONTACT NUMBER 151 300

EMERGENCY NUMBER 112

TOXICOLOGICAL INFORMATION CENTRE 09-4711

**NOTE! DO NOT LOSE THIS INFORMATION SHEET, KEEP IT ON HAND IN THE APARTMENT!**