

## Shared-responsibilities table for rental homes

The shared-responsibilities table shows how the property's maintenance responsibilities are shared between Asuntosäätiö and the resident.

**In accordance with the careful resident principle, the resident must take care of any small maintenance tasks and cases of negligence in their apartment.** The resident's responsibilities can be found in the shared-responsibilities table.

The resident must immediately notify the owner of the building about any damages or deficiencies in the apartment. The notification obligation also concerns children's play equipment. Deficiencies and accidents must be immediately reported through OmaAsuntosäätiö or the Help centre. The Help centre (tel. 09 4246 9333) serves 24/7, every day of the year. No service fees will be charged for the call. Callers can leave a callback request, if they wish.

The resident is responsible for getting an insurance to cover any damages caused by careless use of their movable property. In addition, the resident does not have the right to order any such work or equipment that would incur costs to Asuntosäätiö.

The shared-responsibilities table does not apply to day care centres, business premises etc. that are in the property.

The up-to-date shared-responsibilities table is always available in OmaAsuntosäätiö.

This specified shared-responsibilities table will enter into effect starting from 14 November 2025.

Item and Task	Resident	Asuntosäätiö
<b>Keys and Locks</b>		
Maintenance of the original lock		●
Acquiring an additional key through Asuntosäätiö	●	
Installation of a security lock	●	
<b>Doors, Windows and Balcony Glazing</b>		
Repair and replacement of seals		●
Lubrication of hinges and locks	●	
Repair of hinges, mail slots, and doorbells		●
Installation of a peephole	●	
Installation of a security chain	●	
Repair of balcony glazing		●
Lubrication of balcony glazing rollers and tracks	●	
<b>Wall, Floor and Ceiling Surfaces</b>		
Painting and wallpapering	●	
Wet rooms		●
Ceilings		●
<b>Fixed Furnishings</b>		
Repair and replacement		●
Sauna benches in the apartment		●
<b>Heating and Ventilation</b>		
Bleeding radiators		●
Basic adjustment of radiators		●
Radiator thermostats		●
Cleaning between radiators	●	
Cleaning supply and exhaust air vents	●	
Cleaning and replacing filters in ventilation units		●
Cleaning and replacing filters in compensation air vents	●	
Cleaning the grease filter in the cooker hood	●	

<b>Water and Sewer Equipment</b>		
Replacing the shower hose and hand shower		●
Repair and replacement of taps		●
Repair of the toilet seat		●
Repair of washbasins		●
Connecting a washing machine	●	
Cleaning water traps	●	
Cleaning floor drains	●	
Unclogging drains		●
<b>Electrical Equipment</b>		
Acquisition and replacement of lamps and fluorescent tubes	●	
Acquisition and replacement of starters for fluorescent lamps	●	
Repair of fixed lighting fixtures and their covers		●
Fuse box and residual current devices		●
Repair of sockets and switches		●
<b>Appliances and Devices</b>		
Replacing the internal light in the refrigerator and stove	●	
Defrosting the freezer	●	
Repair of the sauna stove		●
Acquisition and replacement of sauna stones	●	
Cleaning the refrigerator's defrost drain (behind the fridge)	●	
Replacement of battery-operated smoke detectors		●
Replacement of mains-powered smoke detectors		●
Changing the batteries in smoke detectors		●
Testing and cleaning smoke detectors and reporting faults	●	
Repair and maintenance of the stove, refrigerator, and dishwasher		●

<b>Apartment Yards and Entrances</b>		
Snow removal and anti-slip measures	●	
Mowing lawns	●	
Cleaning the yard area (animal waste, litter, etc.)	●	
Snow removal		●
<b>Balconies and Terraces</b>		
General cleaning	●	
Water removal and cleaning	●	
Snow removal	●	
<b>General</b>		
Monitoring for leaking taps	●	
Monitoring the condition of wet rooms	●	
Vacuuming behind and at the back wall of the refrigerator once a year	●	
Light vacuuming of the apartment ceiling near ventilation vents	●	