

## Useful References

<p><b>ASPPI</b> <b>(Associazione</b> <b>Sindacale Piccoli</b> <b>Proprietari</b> <b>Immobiliari)</b></p>	<p>Via Oberdan 4 - Biella Open to Public Monday &amp; Thursday from 15:00 to 19:00 Appointments through telephone <b>015 27527</b></p>
<p><b>ABPE</b> <b>(Associazione</b> <b>Biellese Proprietà</b> <b>Edilizia)</b></p>	<p>Via Seminari 6 - BIELLA Open to Public Monday to Friday from 11:00 to 12:30 Appointments by telephone: <b>015 2470741</b></p>
<p><b>SUNIA</b> <b>(Sindacato</b> <b>Unitario Nazionale</b> <b>Inquilini e</b> <b>Assegnatari)</b></p>	<p>Via Belletti Bona 25 Biella Opens to Public Tuesday &amp; Thursday from 16:00 to 18:00 Appointments through telephone: <b>015 26346</b></p>

### IRIS Consort- District 1

<p><b>Information Centre</b> <b>Socio-Sanitary</b> <b>District 1 "Filo</b> <b>d'Arianna"</b></p>	<p>Active Telephone/voicemail <b>800 545455</b> sportellounico@consorzioiris.net Monday to Friday from 9:00 to 11:00 Tuesday, Wednesday, and Friday from 16:00-18:00</p>
--	--

### CISSABO Consort- District 2

<p><b>Information Centre</b> <b>Socio-Sanitary</b> <b>District 2</b></p>	<p>Active Telephone/Voicemail: <b>800 322 214</b> sportellounico@cissabo.org Monday to Friday from 9:00 to 15:00</p>
--	--

Le informazioni presenti sull'opuscolo sono aggiornate al **1.7.2013**



Unione Europea  
Fondo Europeo per l'integrazione di cittadini di paesi terzi



MINISTERO  
DELL'INTERNO

Materiale tradotto nell'ambito del Progetto "C'è posto per te".  
Progetto finanziato dal Fondo Europeo per  
l'Integrazione dei cittadini dei Paesi Terzi.



*Sportello Unico Socio Sanitario*  
*(Distretto 1 di Biella)*

# S.O.S. HOME: DUTIES AND RIGHTS OF THE TENANT

TAVOLO ADULTI  
(PIANO DI ZONA 2011-2013)

*In collaborazione con*



**IL FILO D'ARIANNA**



## **THE MAIN DUTIES OF THE TENANT TOWARDS THE PROPERTY OWNER.**

### **THE TENANT MUST:**

- > Make sure that the house is well managed and taken care of, as will do a good father of a home.
- > Pay the rent according to agreed terms.
- > Take responsibility for paying the expenses that are aligned with the renting of the house such as ; condominium expenses, repairs of little maintenances, refuse taxes, etc.)
- > Return the house to the owner without damages at the end of the contract, apart from the degrade that are foreseen as a result of the living.
- > Forewarn in case he/she decides to vacate the property before time. (not more than 6 months). The tenant is obliged to pay rents and other inherent expenses according to the terms established. It is important to alert on time the owner before vacating the property clearly stating the date.

### **EXPENSES THAT ARE FOR THE TENANT**

The tenants must take responsibility for the periodic ordinary maintenance or other occasional or periodic maintenances which will go a long way to help in the good use of the house. Examples; control and minor maintenance of the heating system. The deposit paid by the tenant can be retained by the property owner at the end of the contract if it is verified that no such maintenances were done. The deposit cannot be used to pay rents, even at the end of the contract. Eventually, the property owner is responsible for repairs that might result from an old house or other exceptional causes. The tenant can effectuate emergency repairs, and will have to inform the property owner immediately, he/she cannot subtract the rent from the money spent for repairs.

It is not always easy to qualify repairs which are ordinary or extraordinary: sometimes it is feasible to use common sense and to reach an agreement with the property owner. For more information contact the trade that are for the category(see the references at the last page).

### **TAKING CARE OF THE PREMISES**

The climate of Biella is humid. It is important to take adequate measures to ventilate the house, and a good heating system to avoid formation of mildew. It is the total responsibility of the tenant to take care of the house, and it is opportune that he/she informs the property owner whenever there are damages to the house, and recommend remedies.

## **CONDOMINIUM EXPENSES**

- > Must be paid according to the agreement reached with the property owner, directly to the condominium administrator or the property owner. It is important to avoid accumulation of delayed payments, in case of economic difficulties, it is rather better to inform the property owner or the administrator and pay installments.
- > The installments if established, must be paid within the established time. It cannot be waived even in the case of contest, except in the case of reimbursement. The new Condominium norms vests the administrator with rights to recover credit forcefully and even directly from the tenant, and at the commencement of such recovery; legal expenses increases.
- > The balance in payment of expenses must be calculated to be paid even at the end of contract. It is necessary that the tenant leaves his/her new address so that he/she will be contacted.

### **ACCRUED DELAYED PAYMENTS!**

Even after the interruption of the contract, the property owner has the right to recover the unpaid rents, condominium expenses, or damages done to the house. If the property owner is forced to take legal actions, the debits increases as a result of legal expenses accrued in the process.

### **GOOD NEIGHBORLINESS AND CONDOMINIUM**

- > Every condominium has rules that guides it internally : It is the right and the duty of the tenant to be informed about these norms which facilitates cohabitation. Therefore, it is necessary that the tenant respects the norms and establish good relationship with his/her neighbors, especially during the still hours. The administrator can issue penalties/fees ranging from €200 to €800 in case of repeated violation of the norms.
- > Avoid causing damages while packing out of the house.
- > It is the right of the tenant to possess domestic animals/pets if it is not forbidden in the house contract. It is the responsibility of the tenant to make sure that the pet does not constitute a nuisance for neighbors; dogs have to be put on chain when sharing space with others. Avoid quarreling with neighbors. Try as much as possible to prevent the barking of the dog(s). Always clean di excrements of domestic animals in public places.
- > Pay attention to Refuse disposal: adhere to the established days for refuse collection and to the norms of refuse sorting. The tenant is responsible for the payment of refuse tax.
- > The tenant has the right to participate in the condominium meeting. He/she can make his intention to participate in meeting known directly to the administrator or through the owner of the house. It is favorable to participate in meetings, and the tenant has the right to vote in the assembly on determined matters.