

## DIVISION OF RESPONSIBILITIES

(upd. 19 Dec, 2025)

	Auroranlinna	Tenant	Additional information
<b>STRUCTURES</b>			
Maintenance of structures and insulation	x		
Maintenance of apartment coatings	x		
Apartment cleaning and reporting of defects		x	
Walls: interior, including painting	x	x	Residents can be granted paint vouchers for painting walls.
Balconies (exterior walls and surfaces)	x		
Balconies (cleaning)		x	Snow removal, keeping the water downpipe open.
<b>FIXED FITTINGS AND DEVICES</b>			
Fixed cupboards and closets, dishwashing table, drying racks	x		
Curtain rails and boards, coat racks	x		
Apartment sauna benches and lamp	x		The tenant is responsible for changing the bulbs.
<b>DOORS</b>			
Apartment front door, outer door of the balcony	x		The sealings are on Auroranlinna's responsibility as well.
Interior doors, inner door of the balcony	x		
Letterbox, entrance door's nameplate and doorbell	x		
Apartment and balcony door lock	x		
Door peephole, safety and security chains, hinge pins		x	A safety lock must not be installed, but a peephole or safety chain can be installed by a professional or a specialist.
Lubrication of apartment doors' hinges and locks		x	Oil must not be applied to the lock case of the iLOQ lock.
Additional keys		x	Additional keys must be ordered through Auroranlinna. Upon moving out, all keys must be returned without compensation.
Apartment entrance door serialization	x	x	Must be ordered through Auroranlinna. If the apartment's locks need to be serialized due to lost keys, a serialization invoice will be
<b>WINDOWS AND BALCONY GLAZING</b>			
Exterior and interior frames: maintenance	x		
Sealing of windows and balcony doors	x		
Window glasses: washing and maintenance		x	
Blinds: maintenance and cleaning		x	
Curtain fasteners		x	
Greasing the long latch		x	
Hold-open devices, fittings, hinges	x		
Washing and caring for balcony glasses	x	x	Auroranlinna is responsible for cleaning the exterior of fixed balcony glass if it cannot be cleaned without a crane, etc. The resident is responsible for cleaning the interior glass.
<b>PLUMBING AND DRAINAGE EQUIPMENT</b>			
Water and drainage pipes	x		
Opening of drain blockages	x		It is the resident's responsibility to report blockages and defects.
Water locks and floor drains: repair and renewal	x		
Faucets and mixers with seals	x		
Cleaning of faucets' nozzles		x	
Sink, bathtub and shower tray with connection pipes	x		If a falling object breaks the sink, the resident is responsible for compensation.
Cleaning of the water locks of sinks	x	x	Cleaning the drains, for example by using drain opening agents, is the resident's responsibility. Only the maintenance company is authorized to open the trap.
Shower hose and handle, bidet, shower rod and shower holders	x		
Toilet equipment repair	x		
Toilet seat and seat cover replacement	x		
Washing machine faucet and mixer	x		
Washing machine and dishwasher filling and drain hose with connecting parts		x	
Connecting a washing machine to a wet room		x	
Connecting a dishwasher to the kitchen		x	Installation may only be carried out by an authorized HVAC operator.
Annual inspection of the condition of hoses and connections		x	
Checking the faucet and toilet leaks		x	Water leaks must be reported to the maintenance company
Cleaning of floor drains		x	Regular removal of hair and loose dirt attaching to the drain cover.
Shower curtain, sink stoppers, basket strainers		x	
Apartment-specific water meter	x		
<b>HEATING</b>			
Basic control of apartment's temperature	x		
Maintenance and bleeding of radiators	x		
Cleaning of radiators		x	Removing dust and splashes.
<b>VENTILATION</b>			
Basic control of ventilation	x		
Ventilation ducts and flues cleaning	x		
Apartment ventilation unit	x		
Cooker hood maintenance	x		
Cleaning the grease filter of the cooker hood		x	

Replacing the grease filter on the cooker hood	x		If the grease filter is lost or broken by the resident, the resident is liable for compensation.
Adjustment and repair of exhaust air valves	x		
Cleaning of exhaust and supply air valves between company-arranged cleanings		x	
Cleaning of the internal parts and filters of the supply and exhaust air vents in the apartment		x	Supply and exhaust air vents must not be blocked or covered.
Fireplace cleaning and chimney sweeping	x		<b>Fireplaces are out of use; they are for decorative purposes only.</b>

#### ELECTRICAL DEVICES

Electrical distribution center (fuse board)	x		
The apartment's fixed electricity, telecommunications and antenna cables	x		
Switch (circuit breaker) and electrical socket	x		
Lighting connection points	x		Ceiling sockets or terminal blocks with cover plates.
Acquisition and renewal of network cable		x	
Antenna connection cables, extension cables		x	
Fixed luminaires and the replacement of their covers	x		
Lamps, lampshades and bulbs purchased by the residents		x	
Fuses, fluorescent tubes, lighters and lamps		x	Replacement of mirror cabinet lamp and lighter, cooker hood and oven lamp.
Refrigerator, freezer	x		
Stove, gas stove and oven	x		
Washing machines		x	
Sauna stove	x		
Replacing of sauna stove's stones		x	
Bathroom lighting mirror cabinet or mirror	x		
Replacement of the lamp and lighter in the mirror cabinet		x	
Cleaning and defrosting the refrigerator and freezer		x	Also cleaning back of the appliance and regular defrosting according to the care instructions.
Stove cleaning, oven light		x	Cleaning the inside and outside of the stove.
Acquisition and maintenance of a battery-operated fire alarm	x	x	The tenant is responsible for monthly testing of the alarm and reporting any faults to the lessor.
Acquisition and maintenance of a mains-powered fire alarm	x	x	The tenant is responsible for monthly testing of the alarm and reporting any faults to the lessor.
Replacement of the door buzzer's battery		x	

#### OUTSIDE THE APARTMENT

Repairs of the storage premises	x		
Tidiness of the storage room belonging to the apartment		x	The tenant ensures that also the empty storage room is locked during the period of occupancy. The lock must be removed when moving out.
Vehicles' heating sockets and electric car charging stations with accessories	x		
Charging cables for vehicle heaters and electric cars		x	Electrical wires that have been disconnected from the vehicle must not be left hanging from a pole. The maintenance company may remove any wires that are left hanging.
Testing the residual current circuit breaker of a vehicle heating socket.		x	
Cleaning of a parking lot		x	Also snow removal in winter.
Nameboards and signboards	x		
Yard areas: lawn, boundary fence, yard sheds	x		
Letterbox	x		
Furniture, equipment and appliances	x		
Yard buildings	x		
Waste shed, waste containers	x		Residents must carefully sort their waste according to the instructions.

#### YARD AREA BORDERED FOR THE APARTMENT

Possible fixed border fence	x		
Fixed garden furniture and equipment	x		
Resident's own garden furniture and equipment		x	
Cleaning, snow removal and lawn mowing		x	
Maintenance of planting		x	Trees, bushes or plants that attach to the building structures must not be planted in apartment's yard.

#### OTHER

Taking out home insurance		x	Auroranlinna recommends taking out comprehensive home insurance.
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#### PESTS

Silverfish		x **	Eradication of harmless silverfishes for convenience purposes, unless they are abundant in exceptional locations.
Ants	x *	x **	Auroranlinna will eliminate ants from the structures and the resident will be responsible for eliminating any individual ants that appear occasionally.
Wasps	x *	x **	Auroranlinna will remove the wasp nest from the structures and the resident from the balcony/apartment yard. If the removal requires special technical measures, tools or a professional, the responsibility will be transferred to Auroranlinna.
Fur beetles	x *	x **	Auroranlinna eradicates fur beetles from structures and it is the resident's responsibility to report fur beetle sightings and to properly handle movable property, for example during pest control.

*** Bedbugs	x *	x **	Auroranlinna is responsible for eliminating bedbugs in the apartment or parts of the building. The resident is responsible for reporting bedbugs and properly handling the movable property, as well as following instructions, e.g. during pest control.
Mice and rats	x *	x **	Auroranlinna is responsible for eliminating mice and rats that enter the apartment through openings in the structures and for eliminating them from other areas of the property. The resident is responsible for reporting any rodent sightings and removing waste, as well as keeping the balcony and yard of the apartment clean to avoid mice and rats.

\* Eradication of pests found in several apartments or in parts or premises under the maintenance responsibility of the housing company.

\*\* Reporting pest sightings and exterminating harmless pests for convenience reasons.

\*\*\* The costs incurred for eradicating bedbugs belong to the tenant's liability for damages if the bedbug problem is caused by the tenant's negligence. Bedbugs may enter into the apartment through the tenant's belongings, such as a bed, armchair or suitcase. The tenant may be held liable for damages if the bedbug problem has arisen, worsened or recurred due to the tenant's carelessness.