

LIVING IN A RENTED APARTMENT

When renting an apartment in Germany, the rental contract usually includes house rules. If all tenants know them and comply with them, it contributes to a good neighborly relationship.

In addition, there are other points that tenants should observe, but which are not explicitly mentioned in the house rules. We have compiled them here.

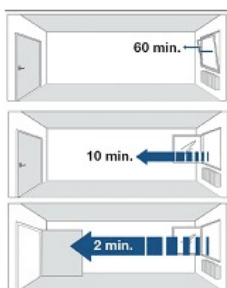
Mailbox

To receive mail delivered by the postal service, your name should be put on your mailbox. This is especially relevant for official letters from German authorities and of course for mail from your family. In case your mailbox is indoors, please make sure that your name is on the doorbell sign.

Different regulations may apply when you live in a dormitory. Then make sure to inform the senders about your room or flat number.

Ventilation

Due to the German heating system (hot water or electric radiant heat), there is no heating-related air circulation. Therefore, airing the apartment via opening the window is absolutely necessary to reduce humidity. To prevent mold, you should open all windows wide for a few minutes several times a day, even in winter: at least 2 times a day for 5-10 minutes. Turn off the heating while airing.



Airing- times in 3 different ways:

tilted window,

open window,

open window and open door

Mold infestation is not only ugly to look at but is also harmful to health. Especially the spores can cause skin and mucous membrane irritations, allergies and asthma.

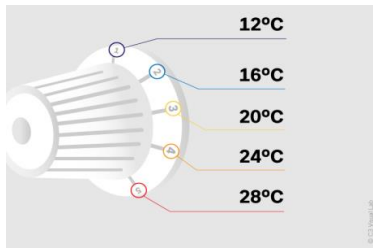
The bathroom is a special case: the general presence of moisture creates a great risk for the development of mold. Therefore, after showering or bathing, immediately open the bathroom window to let the moist air outside. If the bathroom has no window, you should remove the remaining moisture from the bathtub, shower or tiles with a towel or rag and leave the door open.

Heating

The heating period in Germany usually begins on October 1 and ends on April 30. However, depending on the region and the weather, the heating period can start as early as September and continue into May.

With the right method of heating and ventilation, you can reduce heating costs, protect the environment and avoid mold.

The room temperature in the living area should not exceed 20 °C if possible, provided that the temperature is perceived as comfortable. For most heating systems, this is level 2-3 on the thermostat.



Every degree less saves heating energy. Lower the room temperature by a few degrees to around 18 °C at night or during the day when you are away for a few hours. If you are absent for a while, the temperature should be set to 15 °C; if you are absent for a longer period of time, the temperature should be set even lower. During the night hours, the room temperature can be lowered by 5 °C in living and working rooms. Modern heating systems allow centrally controlled lowering of the room temperature.

Cooking

If your kitchen has an exhaust hood, use it while you cook! Otherwise, ventilate well during or after cooking.

Please always make sure to clean the stove after cooking and also the work area in the kitchen after use. It will avoid a lot of trouble and misunderstandings with flat mates and the landlord.

Do not leave leftover food in your room or in the kitchen. This attracts vermin and can be costly to you. Keep food well packed in storage cabinets or the refrigerator.

Cleaning

If the landlord or a cleaning company does not organize the cleaning, you will have to clean the room or apartment yourself. Often you can find the necessary equipment in the apartment, if not, ask the landlord - you may have to buy things yourself.

Take cleaning very seriously, especially in the kitchen and bathroom. If you do it right, you will end up saving money. If you don't have experience cleaning an apartment or don't have the time, ask the landlord to hire a cleaning company. The landlord will inform you about the cleaning costs.

However you organize it, the important thing is that the room or apartment remains in a clean and tidy condition.

Stairwells, hallways, building entrances: In Germany, tenants are very often required to clean common areas themselves. Check the lease to find out who is responsible for cleaning hallways, stairwells, house entrances, etc. That could be you.

Washing & Drying Laundry

It is recommended to wash and dry laundry only in the areas or rooms provided by the landlord. In particular, drying laundry in the apartment quickly leads to mold growth. In case of doubt, please ask the landlord.

Damages

It may happen that, despite all precautions, something breaks in the apartment. Do not wait and try to fix it yourself, but report it to your landlord immediately.

This is fair behavior and the best way to avoid trouble and expense.

The landlord will look into the problem and let you know how to proceed. Often landlords can fix the damage themselves with little effort.

Your Wallet and the Environment

Please always use resources sparingly. Careful use of energy, heating and water is good for the environment and for your wallet (!)

With your careful behavior you contribute to the protection of our natural resources!

A few more Tips

- [Housing in Germany](#)
- [Ventilation and Mold Preventing](#)
- [Quiet Hours and Noise Laws](#)