

RENTAL APARTMENT RESPONSIBILITY TABLE

12/2025

 Porvoon Kodit Borgå Hem	Porvoon Kodit as a payer	The resident pays for the repair/ maintenance	Follow the instructions
	Maintenance takes care of	The resident takes care of it	
HEATING			
Venting the radiator	X		
Radiator valve repair	X		
Radiator repair	X		
Checking the temperature of the apartment	X		An abnormal temperature is documenting
VENTILATION			
Maintenance and repair of the cooker hood as standard	X		
Cleaning the cooker hood grease filter and valve		X	
Installation, maintenance and cleaning of the resident's own cooker hood/extractor hood		X	Only with the landlord's permission
Cleaning the exhaust valves		X	
Repair and replacement of exhaust valves	X		
Cleaning, replacement and maintenance of apartment- specific and building-specific ventilation units	X		
Cleaning the replacement air valves		X	

WATER AND SEWERAGE EQUIPMENT			
Water tap seals	X		
Replacing the water tap	X		
Washing machine connection readiness	X		
Dishwasher connection readiness	X		
Installing a resident-owned washing machine (laundry/container)		X	Installed by a professional
Replacing the hand shower and shower hose	X		
Washbasin drain traps, opening with detergent		X	
Opening washbasin odour traps	X		
Cleaning floor drain traps		X	
Replacing / repairing the sink	X		
Sewer opening	X		
Repair of pipe leaks	X		In the event of a leak, contact the on-call service as soon as possible.
Toilet equipment	X		

ELECTRICAL APPLIANCES			
Apartment fuses and riser fuse	X		
Electrical wiring (original)	X		
Bulb replacements, including kitchen countertop lights		X	
Replacing lamp shades	X		
Light switches and sockets	X		
Antenna and telephone sockets	X		
Antenna and network connection cable		X	
Additional electrical installations		X	Only with the landlord's permission
Sauna heater	X		
Replacing sauna stones in apartment saunas	X	X	The landlord replaces once when moving
SMOKE ALARM			
Loose: Installation, renewal and maintenance	X		
Fixed, networked	X		

WINDOWS AND DOORS			
Window panes (not broken by the tenant)	X		
Window panes (broken by the tenant)		X	
Fixed seals for windows	X		
Opening devices (belonging to the property)	X		
Repair of window frames and fittings	X		
Purchase and maintenance of blinds (purchased by the tenant)		X	Installed inside the window must be left in place when moving out
Purchase and maintenance of blinds (included in the apartment)	X		
Exterior doors of the apartments	X		
Mailbox and doorbell	X		
Nameplate for the front door	X		
Repair and replacement of interior doors	X	X	The tenant is responsible for any breakdowns during their tenancy

KEYS			
Additional keys		X	
Replacement of a damaged key	X		
Due to a lost key, serialization of the lock/locks		X	
Locks and fittings	X		
Fixed security locks and peephole (maintenance and repair)	X		
Security locks and peephole installed by the tenant		X	Must be left in place when moving out
FIXED FURNITURE			
Cabinets, their shelves and fittings	X		
Fixed coat rack included in the apartment	X		
Standard equipment mirrors and mirror doors	X		
Refrigerator / freezer repair, standard equipment	X		
An accessory purchased by the tenant		X	
Stove	X		
Rack shelves for the dish drying cabinet	X		

INTERIOR COATINGS			
Wall tone painting		X	
Other renovations	X	X	Only with the landlord's permission
YARD AREAS			
Lawn and shrub care and planting in the apartment yard		X	

MAINTENANCE

The maintenance company will take care of the repairs based on the resident's notification and, if necessary, contact the landlord. Porvoon Kodit pays for the repair, unless it is a defect or breakage caused by the tenant.

TENANT'S OBLIGATION

It is the tenant's responsibility to carefully care for and maintain the condition of the apartment. If the breakages and defects are considered to have been caused by the tenant's negligence or neglect of maintenance, the costs will be invoiced from the tenant. The tenant is obliged to immediately notify the maintenance company of any defects and deficiencies they have detected.