



PATIOS AND BALCONIES – RULES AND MAINTENANCE

1 Introduction

The balcony or patio can be an enjoyable part of your apartment, especially during the spring and summer months. In order for all tenants to enjoy their homes, everyone must show consideration for their neighbours and properly maintain their patio or balcony.

With this guide, we hope to answer most of the questions that may arise regarding the use and maintenance of balconies and patios.

2 General information about balconies and patios

The following rules apply to all tenants with a balcony or patio. If you cannot find the answer to your question here, please refer to the specific rules below for balconies and patios respectively.

If you still have questions, please submit them through our case management system.

2.1 Flower pots, window boxes and other planting

Flower pots or window boxes must not be hung on the outside of the balcony railing. For safety reasons, they must always be placed on the inside.

Plants and cultivation must be kept in uniform, well-maintained pots or planting beds.

You must not place soil against the fence or the façade of the building, as this may cause moisture damage.

Climbing plants must be maintained so that they do not damage the fence through exposure to wind or rot. When choosing climbing plants, consideration must be given to protecting the fence and other parts of the building.

2.2 Animals, cat nets and other animal protection

Dogs must not be left unattended on a patio or balcony, whether on a leash or not, and must not disturb neighbours through excessive noise.

Animals must not be allowed to relieve themselves in the courtyards. Dogs must be kept on a leash or under equivalent control, and cats must not relieve themselves in neighbours' flower beds or other plantings.

Nets used to prevent cats or birds from escaping must be transparent. They must not be attached by drilling holes into the façade, railing or other structural parts of the building, or in any other way that could damage the property.



2.3 What may be stored on a balcony or patio?

Outdoor furniture, flower pots, bicycles and other items normally used in everyday life may be stored on a balcony or patio. However, the patio or balcony may not be used as a storage area. It is important that the general appearance and enjoyment of the property are not negatively affected.

The storage of car tyres, rubbish and other items intended for recycling centres, flammable materials and other items that are not normally used in everyday life is prohibited.

2.4 Barbecuing

Barbecuing is only permitted using an electric grill. All other types of grills are prohibited due to fire safety and disturbance concerns.

2.5 What may I do on my balcony or patio?

Consideration must be given to neighbours when spending time outdoors.

Smoking is prohibited throughout the entire property in accordance with the tenancy agreement. Please also be aware of the applicable smoking restrictions in public places.

Noise levels must be kept at a reasonable level considering the time of day. Please remember to lower the volume of music late in the evening.

2.6 Snow and ice

The tenant is responsible for keeping snow and ice away from the balcony and balcony railing. Remember to remove snow from the balcony railing, as otherwise icicles may form and cause accidents.

2.7 When moving out

The balcony or patio will also be inspected when you move out. If you have made alterations or have not maintained the area in accordance with our standards, you are required to restore it before the next tenant moves in.

3 Balconies

Here you can find the specific maintenance requirements that apply to tenants with balconies.

3.1 Things to consider

Watering – take care to ensure that water does not run down onto the balcony or patio below.



4 Patios

Here you can find the specific maintenance requirements that apply to tenants with patios.

4.1 Maintenance

The patio is part of the apartment you rent. Since it is not a common area, it is the tenant's responsibility to regularly maintain the patio so that it is well-kept and presents a neat appearance throughout the year.

For patios with pressure-treated wooden flooring, we recommend using soap for cleaning and maintenance.

If you would like assistance with maintaining your patio, you are welcome to contact the landlord through our case management system and register your interest in seasonal patio maintenance. This service includes, among other things, hedge maintenance and weed removal. Information about the service will be provided well in advance of the upcoming season.

Weeds – these must be removed regularly by the tenant, both between paving stones and around the hedge.

Hedge – the hedge is trimmed annually by the landlord.

4.2 Rules

You may not extend the patio or otherwise change its shape.

If you would prefer a fence instead of a hedge, please contact the landlord through our case management system. A representative will get back to you with further information.

The replacement of the hedge with a fence is paid for by the tenant and is always carried out by one of the landlord's contractors on a time-and-materials basis (no fixed price). After the fence has been installed, all maintenance and upkeep will be the tenant's responsibility.

5 Neglected or disruptive balconies and patios

If a tenant fails to maintain their balcony or patio in accordance with the applicable requirements and does not rectify the situation following a request to do so, the landlord has the right to take measures at the tenant's expense.